Parcel Number: 010-127-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

37828 MOSKOW RD

**Owner's Name/Address**

BORATYN KATHLEEN & KOVALA JENNIFER
1000 BLUFF VIEW DR APT 313
HOUGHTON MI 49931

**Tax Description**

P3-27-2 SEC 27 T53N R34W NW 1/4 OF NE 1/4. 40 A.
EXC 100' R/W.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 135,127 TCV/TFA: 187.68

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 07/27/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 19.65 | 688 | 46 | 6,219 |
| Wood Frame | 21.75 | 192 | 46 | 1,921 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,140 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 43,564 | 67,564 | | | 17,133C |
| 2023 | 20,000 | 35,985 | 55,985 | | | 16,318C |
| 2022 | 20,000 | 32,981 | 52,981 | | | 15,541C |
| 2021 | 20,000 | 30,223 | 50,223 | | | 15,045C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 528 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 46
Floor Area: 720
Total Base New : 128,054 E.C.F.
Total Depr Cost: 77,060 X 1.025
Estimated T.C.V: 78,987

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | Treated Wood |

**(17) Garage**

Year Built: 1980
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 528 SF Floor Area = 720 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 | 384 | | | *6 |
| 1 Story | Siding | Basement | 144 | | | *6 |
| | | | Total: | 90,109 | 53,914 | |

| | | | |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Plumbing | | | |
| Extra Toilet | 1 | 1,250 | 762 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 2,716 |
| Water Well, 50 Feet | 1 | 2,530 | 1,543 |
| Deck | | | |
| Treated Wood | 80 | 2,166 | 1,321 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 672 | 24,373 | 14,868 |
| Door Opener | 2 | 1,070 | 653 |
| Fireplaces | | | |
| Wood Stove | 1 | 2,103 | 1,283 |
| | Totals: | 128,054 | 77,060 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 78,987

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

Parcel Number: 010-127-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| KOVALA CHARLES C WANDA JEN | BORATYN KATHLEEN & KOVALA | 0 | 03/22/2019 | QC | 09-FAMILY | 2019/01725 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

37828 MOSKOW RD

Owner's Name/Address

BORATYN KATHLEEN & KOVALA JENNIFER
1000 BLUFF VIEW RD APT 313
HOUGHTON MI 49931

Tax Description

P3-27-3 SEC 27 T53N R34W SW 1/4 OF NE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 48,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 0 | 24,000 | | | 4,162C |
| 2023 | 20,000 | 0 | 20,000 | | | 3,964C |
| 2022 | 20,000 | 0 | 20,000 | | | 3,776C |
| 2021 | 20,000 | 0 | 20,000 | | | 3,656C |

| Who | When | What |
|---|---|---|
| KH | 07/27/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

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

Parcel Number: 010-127-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| ENTRUST GREAT LAKES LLC/QU | GAFFNEY MARK D & REBECCA F | 65,000 | 01/19/2018 | WD | 03-ARM'S LENGTH | 2018/00397 | PROPERTY TRANSFER | 100.0 |
| BARNA BRUCE A & JACLYN M | ENTRUST GREAT LAKES, LLC | 55,000 | 08/07/2007 | WD | 03-ARM'S LENGTH | 2007/04376 | DEED | 100.0 |
| MI DEPT OF NAT RESOURCES | BARNA BRUCE ALLEN & JACLYN | 12,500 | 06/05/2007 | WD | 03-ARM'S LENGTH | 2007/03787 | DEED | 0.0 |
| | | 45,000 | 10/01/2001 | WD | 03-ARM'S LENGTH | 156:45 | DEED | 0.0 |

Property Address

38002 MOSKOW RD

Owner's Name/Address

GAFFNEY MARK D & REBECCA R
18454 MOSCOW RD
CHASSELL MI 49916

Tax Description

P3-27-4
SEC 27 T53N R34W NE 1/4 OF NE 1/4 AND SE 1/4 OF NE 1/4. 80 AC M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 71,440

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF ROAD 80 | | | 80.000 | Acres | 893 | 100 | | 71,440 |
| | | | 80.00 | Total Acres | Total Est. Land Value = | | | 71,440 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 35,720 | 0 | 35,720 | | | 35,720S |
| 2023 | 35,720 | 0 | 35,720 | | | 35,720S |
| 2022 | 35,720 | 0 | 35,720 | | | 35,720S |
| 2021 | 35,720 | 0 | 35,720 | | | 35,720S |

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

Parcel Number: 010-127-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-IMP | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| MOSKOW RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KERANEN EDWARD<br>6014 1/2 S 3RD ST<br>TAMPA FL 33611 | 2024 Est TCV 59,500 | | | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 50.000 Acres | | 1,190 | 100 | | 59,500 |
| | | | 50.00 Total Acres | | Total Est. Land Value = | | | 59,500 |

Tax Description

P3-27-5 SEC 27 T53N R34W S 1/2 OF S 1/2 OF NE 1/4 OF NW 1/4 SE 1/4 OF NW 1/4 50 AC M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,750 | 0 | 29,750 | | | 15,026C |
| 2023 | 29,100 | 0 | 29,100 | | | 14,311C |
| 2022 | 28,750 | 0 | 28,750 | | | 13,630C |
| 2021 | 29,000 | 0 | 29,000 | | | 13,195C |

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

Parcel Number: 010-127-005-10 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. |
|---|---|---|---|---|---|---|---|---|
| CANDELA FRANK & DONETTE | KEMP AQUENE S | 18,000 | 05/13/2021 | WD | 03-ARM'S LENGTH | 2021/03255 | PROPERTY TRANSFER | 100.0 |
| KARANEN EDWARD & WELDON CA | CANDELA FRANK M & DONETTE | 7,500 | 02/01/2004 | WD | 03-ARM'S LENGTH | 164:331 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MOSKOW RD

Owner's Name/Address

KEMP AQUENE S
206 KEARSARGE ST
LAURIUM MI 49913

Tax Description

P3-27-5B SEC 27 T53N R34W S 1/2 OF N 1/2 OF NE 1/4 OF NW 1/4 10 AC M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 22,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

KH 08/03/2010 INSPECTED
SC 11/10/2010 DATA ENTER

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 10.000 Acres | | 2,200 | 100 | | 22,000 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 22,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,000 | 0 | 11,000 | | | 10,500C |
| 2023 | 10,000 | 0 | 10,000 | | | 10,000S |
| 2022 | 10,000 | 0 | 10,000 | | | 10,000S |
| 2021 | 10,905 | 0 | 10,905 | | | 4,808C |

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

Parcel Number: 010-127-005-20 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. |
|---|---|---|---|---|---|---|---|---|
| WELDON EDWARD & SHANNON | TUOHIMAA JAKE | 13,000 | 07/28/2021 | WD | 03-ARM'S LENGTH | 2021/05032 | PROPERTY TRANSFER | 100.0 |
| | | 1 | 02/01/2004 | WD | 03-ARM'S LENGTH | 164:329 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MOSKOW RD

Owner's Name/Address

TUOHIMAA JAKE
41559 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P3-27-5C SEC 27 T53N R34W N 1/2 OF S 1/2 OF NE 1/4 OF NW 1/4 10 AC M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 17,448

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF ROAD 80 | | | 10.000 Acres | | 1,745 | 100 | | 17,448 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 17,448 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,724 | 0 | 8,724 | | | 7,875C |
| 2023 | 10,000 | 0 | 10,000 | 7,500M | | 7,500S |
| 2022 | 10,000 | 0 | 10,000 | | | 10,000S |
| 2021 | 10,905 | 0 | 10,905 | | | 4,808C |

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

Parcel Number: 010-127-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 7,500 | 09/01/1995 | WD | 03-ARM'S LENGTH | 132:323 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-IMP | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| MOSKOW RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RANTA PAUL E & KAREN J<br>16933 N RIVER RD<br>CHASSELL MI 49916 | 2024 Est TCV 59,500 | | | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 50.000 Acres | | 1,190 | 100 | | 59,500 |
| | | | 50.00 Total Acres | | Total Est. Land Value = | | | 59,500 |

Tax Description

P3-27-6 AND P3-27-5A
SEC 27 T53N R34W
NW 1/4 OF NW 1/4 & N 1/2 OF N 1/2 OF NE 1/4 OF NW 1/4 50 AC M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,750 | 0 | 29,750 | | | 3,855C |
| 2023 | 29,100 | 0 | 29,100 | | | 3,672C |
| 2022 | 28,750 | 0 | 28,750 | | | 3,498C |
| 2021 | 29,000 | 0 | 29,000 | | | 3,387C |

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

Parcel Number: 010-127-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| DELENE WILLIAM A & SARA | FORD RIVER LAND CO LLC | 40,000 | 11/04/2013 | WD | 03-ARM'S LENGTH | 2013/06533 | DEED | 100.0 |
| | | 12,000 | 08/01/1999 | WD | 03-ARM'S LENGTH | 148:665 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MOSKOW RD

Owner's Name/Address

FORD RIVER LAND CO LLC
PO BOX 47
SAGOLA MI 49881

Tax Description

P3-27-7 SEC 27 T53N R34W SW 1/4 OF NW 1/4. 40 A.

Comments/Influences

Class: TIMBER CUTOVER-IMP Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/30/2015 Qual. Fr. PA 42

MAP #:

2024 Est TCV 48,560

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,280 | 0 | 24,280 | | | 24,280S |
| 2023 | 23,800 | 0 | 23,800 | | | 23,800S |
| 2022 | 23,500 | 0 | 23,500 | | | 23,500S |
| 2021 | 24,000 | 0 | 24,000 | | | 23,609C |

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

Parcel Number: 010-127-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| STRATTON DENNIS & SUSAN | GAFFNEY REBECCA & MARK | 160,000 | 07/25/2018 | WD | 03-ARM'S LENGTH | 2018/03623 | DEED | 100.0 |
| MARKLE JOHN | MARKLE JOHN | 0 | 08/16/2011 | OTH | 21-NOT USED/OTHER | 2011/04122 | DEED | 0.0 |
| MARKLE JOHN E & JAMIE L | STRATTON DENNIS & SUSAN | 109,000 | 08/01/2011 | WD | 03-ARM'S LENGTH | 2011/04227 | DEED | 100.0 |
| | | 32,000 | 10/01/1999 | WD | 03-ARM'S LENGTH | 148:825 | DEED | 0.0 |

Property Address

18454 MOSKOW RD

Owner's Name/Address

GAFFNEY REBECCA & MARK
18454 MOSCOW RD
CHASSELL MI 49916

Tax Description

P3-27-10 SEC 27 T53N R34W S 700' OF E 700' OF S 1/2 OF SW 1/4. 11.25 A M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/20/2018

MAP #:

2024 Est TCV 188,476 TCV/TFA: 142.46

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| MOBILE HOME | 08/16/2011 | 11-02 | COMPLETE |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 11.250 Acres | | 2,133 | 100 | | 24,000 |
| | | | 11.25 Total Acres | | Total Est. Land Value = | | | 24,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,000 | 82,238 | 94,238 | | | 75,458C |
| 2023 | 10,313 | 66,735 | 77,048 | | | 71,865C |
| 2022 | 10,313 | 61,573 | 71,886 | | | 68,443C |
| 2021 | 11,367 | 56,157 | 67,524 | | | 66,257C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Tile | | |

**(7) Excavation**

Basement: 1323 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 32
Floor Area: 1,323
Total Base New : 204,358 E.C.F.
Total Depr Cost: 119,268 X 1.025
Estimated T.C.V: 122,250

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1995
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: 768
% Good: 3
Storage Area: 384
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1323 SF Floor Area = 1323 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 | 1,323 | | | |
| | | | Total: | 167,075 | 113,611 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,028 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,720 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 768 | 26,772 | 803 | *3 |
| Storage Over Garage | | | 384 | 5,165 | 155 | |
| Common Wall: 1 Wall | | | 1 | -2,172 | -65 | |
| Door Opener | | | 1 | 535 | 16 | |
| | | | Totals: | 204,358 | 119,268 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 122,250

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 1920 | | | | |
| Class/Construction | D,Frame | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | 4 Wall, 204 | | | | |
| Height | 20 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 40 x 66 = 2640 | | | | |
| Cost New | $ 100,479 | | | | |
| Phy./Func./Econ. %Good | 41/100/100 41.0 | | | | |
| Depreciated Cost | $ 41,196 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 1.025 | | | | |
| % Good | 41 | | | | |
| Est. True Cash Value | $ 42,226 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 42226 / All Cards: 42226 | | | | | |

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

Parcel Number: 010-127-010-50 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. |
|---|---|---|---|---|---|---|---|---|
| BYLER STEVEN D & MIRIAM E | SERPPANEN NEAL & ELSA | 55,000 | 07/11/2022 | WD | 03-ARM'S LENGTH | 2022/03567 | PROPERTY TRANSFER | 100.0 |
| BYLER STEVEN D | BYLER STEVEN D & MIRIAM E | 0 | 01/08/2014 | QC | 09-FAMILY | 2014/00662 | DEED | 0.0 |
| SUPERIOR BANK & TRUST COMP | BYLER STEVEN D | 11,000 | 11/20/2009 | WD | 10-FORECLOSURE | 2009/06990 | DEED | 100.0 |
| | | | | | | | | |

Property Address

18098 MOSKOW RD

Owner's Name/Address

SEPPANEN NEAL & ELSA
18098 MOSCOW RD
CHASSELL MI 49916

Tax Description

P3-27-10B
SEC 27 T53N R34W
PART OF S 1/2 OF SW 1/4 OF SEC 27 D/F: COM AT THE SEC CORNER COMMON TO SEC 27, 28, 33 AND 34, BEING THE SW COR OF SEC 27 AS POB, TH E 490' ALONG THE S LINE OF SEC 27, TH N 416', TH W 490' TO THE W LINE OF SEC 27, TH S 416' ALONG SAID W LINE TO POB. CONT 4.68 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/12/2022

MAP #:

2024 Est TCV 56,826 TCV/TFA: 42.73

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| MOBILE HOME | 01/15/2010 | 10-000 | COMPLETE |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/15/2008 | DATA ENTER |
| LP | 07/29/2009 | INSPECTED |
| KH | 08/03/2010 | INSPECTED |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 4.680 Acres | | 2,464 | 100 | | 11,530 |
| | | | 4.68 Total Acres | | Total Est. Land Value = | | | 11,530 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,765 | 22,648 | 28,413 | | | 24,923C |
| 2023 | 5,648 | 18,089 | 23,737 | | | 23,737S |
| 2022 | 5,648 | 12,382 | 18,030 | | | 17,222C |
| 2021 | 5,895 | 11,650 | 17,545 | | | 16,672C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 350 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| X | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 30
Floor Area:
Total Base New : 126,260 E.C.F.
Total Depr Cost: 44,191 X 1.025
Estimated T.C.V: 45,296

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 300 | WGEP (1 Story) |
| 260 | WGEP (1 Story) |
| 140 | WCP (1 Story) |
| 96 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 0
(11) Heating System: Wall Furnace
Ground Area = 1330 SF Floor Area = 1330 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 | | |
| Addition | Siding | Crawl | 350 | | |
| | | | Total: | 81,186 | 28,416 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 1,666 |
| Water Well, 50 Feet | | | 1 | 2,629 | 920 |
| Porches | | | | | |
| WGEP (1 Story) | | | 300 | 15,921 | 5,572 |
| WGEP (1 Story) | | | 260 | 13,837 | 4,843 |
| WCP (1 Story) | | | 140 | 5,474 | 1,916 |
| Deck | | | | | |
| Treated Wood | | | 96 | 2,452 | 858 |
| | | | Totals: | 126,260 | 44,191 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 45,296

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

Parcel Number: 010-127-010-60 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. |
|---|---|---|---|---|---|---|---|---|
| BYLER EMANUEL & MIRIAM | BOOTH GREGORY G & CLARE S | 55,000 | 07/28/2005 | WD | 03-ARM'S LENGTH | 167:2031 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

18226 MOSKOW RD

**Owner's Name/Address**

BOOTH GREGORY G & ROSEN CLARE
18226 MOSCOW RD
CHASSELL MI 49916

**Tax Description**

P3-27-10C SEC 27 T53N R34W S 1/2 OF SW 1/4; EXC E 700'; ALSO EXC S 416' OF W 490'; ALSO EXC COM @ SW COR OF SEC 27; TH E 490' TO POBTH E 300'; TH N 200'; TH W 300'; TH S 200' TO POB. 52.73 ACRES M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/30/2017

MAP #:

2024 Est TCV 329,617 TCV/TFA: 152.74

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/13/2018 | 2018-010-009 | FOUNDATION |
| HOUSE | 03/14/2014 | 14-010 | PART COMPL |
| HOUSE | 06/13/2006 | 06-142 | RECHECK |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/15/2008 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 52.730 Acres | | 1,090 | 100 | | 57,457 |
| | | | 52.73 Total Acres | | Total Est. Land Value = | | | 57,457 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 76 | 2,499 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,499 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,729 | 136,080 | 164,809 | | | 98,710C |
| 2023 | 24,201 | 110,134 | 134,335 | | | 94,010C |
| 2022 | 24,201 | 101,151 | 125,352 | | | 89,534C |
| 2021 | 24,201 | 95,178 | 119,379 | | | 86,674C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2006 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | X | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1079 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 2,158
Total Base New : 305,912 E.C.F.
Total Depr Cost: 263,084 X 1.025
Estimated T.C.V: 269,661

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 123 | WSEP (1 Story) |
| 306 | Treated Wood |
| 229 | Roof Cover Onl |

**(17) Garage**

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: 1056
% Good: 0
Storage Area: 0
No Conc. Floor: 192

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 2006
(11) Heating System: Radiant (in-floor)
Ground Area = 1079 SF Floor Area = 2158 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Slab | 1,079 | | |
| | | | Total: | 239,749 | 206,184 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,910 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| WSEP (1 Story) | | | 123 | 6,902 | 5,936 |
| Deck | | | | | |
| Treated Wood | | | 306 | 5,355 | 4,605 |
| w/Roof (Roof portion) | | | 229 | 3,680 | 3,165 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 920 |
| Base Cost | | | 1056 | 33,243 | 28,589 |
| No Concrete Floor | | | 192 | -1,248 | -1,073 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,493 |
| | | | Totals: | 305,912 | 263,084 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 269,661

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

Parcel Number: 010-127-010-65 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. |
|---|---|---|---|---|---|---|---|---|
| MARKLE JOHN E & JAMIE L | STRATTON DENNIS & SUSAN | 109,000 | 08/01/2011 | WD | 03-ARM'S LENGTH | 2011/04227 | DEED | 100.0 |
| BYLER EMANUEL & MIRIAM | MARKLE JOHN E & JANICE L | 10,000 | 04/21/2005 | WD | 03-ARM'S LENGTH | 167:1010 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MOSKOW RD

Owner's Name/Address

GAFFNEY REBECCA & MARK
18454 MOSCOW RD
CHASSELL MI 49916

Tax Description

P3-27-10D SEC 27 T53N R34W TH E 700' OF TH SE 1/4 OF TH SW 1/4 OF SEC 27. EXC TH S 700' THEREOF. 9.96 AC M/L (167 1875)

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/20/2018

MAP #:

2024 Est TCV 21,931

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| LP | / / | INSPECTED |
| KH | 08/03/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 9.960 | Acres | 2,202 | 100 | | 21,931 |
| | | | 9.96 | Total Acres | | | Total Est. Land Value = | 21,931 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,966 | 0 | 10,966 | | | 10,472C |
| 2023 | 9,974 | 0 | 9,974 | | | 9,974S |
| 2022 | 9,974 | 0 | 9,974 | | | 9,974S |
| 2021 | 10,877 | 0 | 10,877 | | | 10,877S |

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

Parcel Number: 010-127-011-00 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. |
|---|---|---|---|---|---|---|---|---|
| MCKINDLES JACK S. | BYLER PAUL E | 13,000 | 10/15/2009 | WD | 03-ARM'S LENGTH | 2009/06375 | DEED | 100.0 |
| PESOLA STEVEN E & ANN M | MCKINDLES JACK S | 13,000 | 02/01/2005 | WD | 03-ARM'S LENGTH | 167:660 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

18134 MOSKOW RD

**Owner's Name/Address**

SEPPANEN NEAL & ELSA
18098 MOSCOW RD
CHASSELL MI 49916

**Tax Description**

P3-27-10A SEC 27 T53N R34W A PARCEL OF LAND IN SW 1/4 OF SW 1/4 OF SEC 27 T53N R34W D/F, COM AT SW COR OF SW 1/4 OF SW 1/4 OF SEC 27, TH E 490' TOPOB, TH CONTINUE E 300', TH N 200', TH W300', TH S 200' TO POB. 1.38 A. 167/594

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 28,977 TCV/TFA: 106.53

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/15/2008 | INSPECTED |
| LP | 10/17/2008 | DATA ENTER |
| KH | 08/03/2010 | INSPECTED |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 1.380 | Acres | 2,717 | 100 | | 3,750 |
| | | | 1.38 | Total Acres | | | Total Est. Land Value = | 3,750 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 85 | 5,524 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,524 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,875 | 12,614 | 14,489 | | | 12,944C |
| 2023 | 1,725 | 10,603 | 12,328 | | | 12,328S |
| 2022 | 1,725 | 9,692 | 11,417 | | | 8,855C |
| 2021 | 1,739 | 9,098 | 10,837 | | | 8,573C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 1940 | 2000 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 1 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Log |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 272
Total Base New : 54,299 E.C.F.
Total Depr Cost: 19,223 X 1.025
Estimated T.C.V: 19,703

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 76 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAMP Cls C Blt 1940
(11) Heating System: Space Heater
Ground Area = 272 SF Floor Area = 272 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/60/100/35.4
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Piers | 272 | | |
| | | | Total: | 39,089 | 13,839 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 1,685 |
| Water Well, 50 Feet | | | 1 | 2,629 | 931 |
| Porches | | | | | |
| WGEP (1 Story) | | | 76 | 7,820 | 2,768 |
| | | | Totals: | 54,299 | 19,223 |

Notes: CABIN
ECF (SOUTH OF 283) 1.025 => TCV: 19,703

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

Parcel Number: 010-127-012-00 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: TIMBER CUTOVER-IMP | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| N RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RANTA PAUL E & KAREN J<br>16933 N RIVER RD<br>CHASSELL MI 49916 | 2024 Est TCV 48,560 | | | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

Taxpayer's Name/Address

RANTA PAUL E & KAREN J
16933 N RIVER RD
CHASSELL MI 49916

Tax Description

P3-27-11 SEC 27 T53N R34W NE 1/4 OF SE 1/4. 40 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,280 | 0 | 24,280 | | | 4,366C |
| 2023 | 23,800 | 0 | 23,800 | | | 4,159C |
| 2022 | 23,500 | 0 | 23,500 | | | 3,961C |
| 2021 | 24,000 | 0 | 24,000 | | | 3,835C |

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

Parcel Number: 010-127-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 37310 MOSKOW RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 12/17/2002 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| COOMBE THOMAS J<br>37310 MOSCOW RD<br>CHASSELL MI 49916 | 2024 Est TCV 223,060 TCV/TFA: 181.06 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Wood Frame | 22.09 | 450 | 46 | 4,573 |
| Total Estimated Land Improvements True Cash Value = | | | | 9,122 |

Public Improvements

- X Dirt Road
- X Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P3-27-12 SEC 27 T53N R34W NW 1/4 OF SE 1/4. 40 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 11/19/2008 | DATA ENTER |
| KH | 08/03/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 87,530 | 111,530 | | | 85,867C |
| 2023 | 20,000 | 71,383 | 91,383 | | | 81,779C |
| 2022 | 20,000 | 65,489 | 85,489 | | | 77,885C |
| 2021 | 20,000 | 61,595 | 81,595 | | | 75,397C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 2001 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1232 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(15) Fireplaces**

| | |
|---|---|
| 1 | 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 |

Class: CD
Effec. Age: 14
Floor Area: 1,232
Total Base New : 188,243 E.C.F.
Total Depr Cost: 161,891 X 1.025
Estimated T.C.V: 165,938

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 320 | Treated Wood |
| 136 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 2001
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1232 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 | 1,232 | | |
| | | | Total: | 157,326 | 135,302 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,818 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 2,185 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,830 |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,176 |
| Deck | | | | | |
| Treated Wood | | | 320 | 5,395 | 4,640 |
| Treated Wood | | | 136 | 3,080 | 2,649 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 618 | 531 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 4,600 | 3,956 |
| Exterior 1 Story | | | 1 | 5,586 | 4,804 |
| | | | Totals: | 188,243 | 161,891 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 165,938

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

Parcel Number: 010-127-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| CLINE JOHN & HELEN | CHRISTENSEN CORD & DUSTI | 136,500 | 10/04/2013 | WD | 03-ARM'S LENGTH | 2013/05863 | DEED | 100.0 |
| CLINE JOHN M & ETAL | CLINE JOHN & HELEN | 0 | 04/18/2011 | QC | 09-FAMILY | 2011/02040 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

37044 MOSKOW RD

**Owner's Name/Address**

CHRISTENSEN CORD & DUSTI
27024 240TH ST NE
GOODRIDGE MN 56725

**Tax Description**

P3-27-13 SEC 27 T53N R34W S 1/2 OF SE 1/4. 80 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 188,948 TCV/TFA: 192.80

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| MANUFACTURED HOUSE | 10/31/2013 | 13-002 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 11/19/2008 | DATA ENTER |
| KH | 08/03/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 80.000 Acres | | 1,025 | 100 | | 82,000 |
| | | | 80.00 Total Acres | | Total Est. Land Value = | | | 82,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.11 | 80 | 95 | 2,137 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,137 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,000 | 53,474 | 94,474 | | | 78,318C |
| 2023 | 36,200 | 43,529 | 79,729 | | | 74,589C |
| 2022 | 36,200 | 39,966 | 76,166 | | | 71,038C |
| 2021 | 36,200 | 36,405 | 72,605 | | | 68,769C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1964 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| X | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 800 S.F.
Slab: 180 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 36
Floor Area: 980
Total Base New : 177,526 E.C.F.
Total Depr Cost: 102,255 X 1.025
Estimated T.C.V: 104,811

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 216 | Treated Wood |
| 18 | Treated Wood |

**(17) Garage**

Year Built: 1984
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: 944
% Good: 0
Storage Area: 0
No Conc. Floor: 160

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1964
(11) Heating System: Forced Air w/ Ducts
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/90/100/57.6
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 800 | | |
| 1 Story | Siding | Slab | 180 | | |
| | | | Total: | 112,776 | 64,959 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,565 |
| Water Well, 100 Feet | | | 1 | 5,520 | 3,180 |
| Deck | | | | | |
| Treated Wood | | | 216 | 4,169 | 2,401 |
| Treated Wood | | | 18 | 788 | 454 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 944 | 31,322 | 18,041 |
| Door Opener | | | 2 | 1,070 | 616 |
| No Concrete Floor | | | 160 | -1,040 | -599 |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 720 | 22,774 | 13,118 |
| No Concrete Floor | | | 720 | -4,306 | -2,480 |
| | | | Totals: | 177,526 | 102,255 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 104,811

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

Parcel Number: 010-127-301-00 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. |
|---|---|---|---|---|---|---|---|---|
| VUKOVICH JOSEPH M | KLUNGNESS BARBARA J | 73,000 | 05/11/2006 | QC | 03-ARM'S LENGTH | 168/1722 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

37331 MOSKOW RD

**Owner's Name/Address**

KLUNGNESS ANDERSON FAMILY TRUST
33445 PENEGOR LN
TOIVOLA MI 49965

**Tax Description**

SEC 27 T53N R34W NE 1/2 OF SW 1/4
-008- AND -009- COMBINED FOR 2023

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #: P3-27-9

2024 Est TCV 126,102 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/15/2008 | INSPECTED |
| LP | 10/16/2008 | DATA ENTER |
| KH | 08/03/2010 | INSPECTED |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 80.000 Acres | | 1,025 | 100 | | 82,000 |
| | | | 80.00 Total Acres | | Total Est. Land Value = | | | 82,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.08 | 128 | 64 | 2,218 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,218 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,000 | 22,051 | 63,051 | | | 45,122C |
| 2023 | 36,200 | 17,978 | 54,178 | | | 42,974C |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 2008 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 13
Floor Area: 0
Total Base New : 46,968 E.C.F.
Total Depr Cost: 40,862 X 1.025
Estimated T.C.V: 41,884

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2008
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1944
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAMP Cls C Blt 2008
(11) Heating System: No Heating/Cooling
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: Pole (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 931 |
| Base Cost | | | 1944 | 45,898 | 39,931 |
| | | | Totals: | 46,968 | 40,862 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 41,884

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

Parcel Number: 010-128-001-25 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. |
|---|---|---|---|---|---|---|---|---|
| REEDER LOUIS V & JULIEANN | KAISER JAMES & MARY BETH | 140,000 | 09/10/2013 | WD | 03-ARM'S LENGTH | 2013/05497 | DEED | 100.0 |
| | | 125,000 | 05/01/2003 | WD | 03-ARM'S LENGTH | 161:318 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

37870 TAPIOLA RD

Owner's Name/Address

KAISER JAMES & MARY BETH
37870 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P3-28-1A
SEC 28 T53N R34W
THE NE 1/4 OF NE 1/4
ALSO
NW 1/4 OF NE 1/4, EXC TH W 208' OF TH N 208' THEREOF;
73.7 AC M/L + 5.31 A
PARCEL 010-128-001-00 COMBINED INTO THIS PARCEL FOR THE 2019 ROLL

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/11/2013

MAP #:

2024 Est TCV 288,878 TCV/TFA: 161.20

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

Public Improvements

- 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 |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 79.010 Acres | | 1,027 | 100 | | 81,109 |
| | | | 79.01 Total Acres | | Total Est. Land Value = | | | 81,109 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.03 | 308 | 46 | 3,263 |
| Wood Frame | 22.09 | 3376 | 46 | 34,305 |
| Total Estimated Land Improvements True Cash Value = | | | | 37,568 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,555 | 103,884 | 144,439 | | | 114,612C |
| 2023 | 35,765 | 87,145 | 122,910 | | | 109,155C |
| 2022 | 35,765 | 79,990 | 115,755 | | | 103,958C |
| 2021 | 35,765 | 73,308 | 109,073 | | | 100,637C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1136 S.F.
Crawl: 0 S.F.
Slab: 176 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 39
Floor Area: 1,792
Total Base New : 203,497 E.C.F.
Total Depr Cost: 124,132 X 1.025
Estimated T.C.V: 127,235

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1312 SF Floor Area = 1792 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 | 960 | | |
| 1 Story | Siding | Basement | 176 | | |
| 1 Story | Siding | Slab | 176 | | |
| | | | Total: | 194,411 | 118,590 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 2,716 |
| Water Well, 50 Feet | 1 | 2,530 | 1,543 |
| Fireplaces | | | |
| Wood Stove | 1 | 2,103 | 1,283 |
| | Totals: | 203,497 | 124,132 |

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 127,235

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

| Building Type | Barn - General Purpose | Farm Utility Buildings | Arenas | Farm Utility Buildings | |
|---|---|---|---|---|---|
| Year Built | 1960 | 1960 | 1960 | 1960 | |
| Class/Construction | D,Pole | D,Pole | D,Pole | D,Frame | |
| Quality/Exterior | Low Cost | Low Cost | Cheap | Low Cost | |
| # of Walls, Perimeter | 4 Wall, 296 | 4 Wall, 228 | 4 Wall, 116 | 4 Wall, 96 | |
| Height | 14 | 14 | 14 | 10 | |
| Heating System | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | |
| Length/Width/Area | 32 x 116 = 3712 | 42 x 72 = 3024 | 18 x 40 = 720 | 24 x 24 = 576 | |
| Cost New | $ 76,653 | $ 27,277 | $ 10,584 | $ 8,323 | |
| Phy./Func./Econ. %Good | 41/100/100 41.0 | 58/100/100 58.0 | 58/100/100 58.0 | 51/100/100 51.0 | |
| Depreciated Cost | $ 15,714 | $ 15,821 | $ 6,139 | $ 4,245 | |
| + Unit-In-Place Items | $ 0 | $ 0 | $ 0 | $ 0 | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items ->  | | | | | |
| E.C.F. | X 1.025 | X 1.025 | X 1.025 | X 1.025 | |
| % Good | 41 | 58 | 58 | 51 | |
| Est. True Cash Value | $ 16,107 | $ 16,216 | $ 6,292 | $ 4,351 | |
| Comments: | | | SILO | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 42966 / All Cards: 42966 | | | | | |

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

Parcel Number: 010-128-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 50,000 | 10/01/1999 | WD | 03-ARM'S LENGTH | 149:242 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

37990 TAPIOLA RD

Owner's Name/Address

HEIKKINEN DAVID G & CANDACE L
37990 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P3-28-2 SEC 28 T53N R34W COM AT NW COR OF NW 1/4 OF NE 1/4, TH E 208', TH S 208', TH W 208', TH N 208' TO POB. 1 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 90,573 TCV/TFA: 116.12

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 1.000 | Acres | 2,800 | 100 | | 2,800 |
| | | | 1.00 | Total Acres | | | Total Est. Land Value = | 2,800 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.22 | 100 | 46 | 1,298 |
| Wood Frame | 22.09 | 1120 | 46 | 11,381 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,679 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,400 | 43,887 | 45,287 | | | 33,243C |
| 2023 | 1,250 | 36,579 | 37,829 | | | 31,660C |
| 2022 | 1,250 | 33,491 | 34,741 | | | 30,153C |
| 2021 | 1,260 | 31,464 | 32,724 | | | 29,190C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 624 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 780
Total Base New : 120,103 E.C.F.
Total Depr Cost: 73,262 X 1.025
Estimated T.C.V: 75,094

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 90 | WGEP (1 Story) |
| 100 | CPP |
| 150 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 624 | | |
| | | | Total: | 99,994 | 60,996 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,716 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,543 |
| Porches | | | | | |
| WGEP (1 Story) | | | 90 | 8,072 | 4,924 |
| CPP | | | 100 | 1,776 | 1,083 |
| Deck | | | | | |
| Treated Wood | | | 150 | 3,278 | 2,000 |
| | | | Totals: | 120,103 | 73,262 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 75,094

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

Parcel Number: 010-128-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| CASARES DAVID JR ESTATE OF | SLOAN RYAN H & RHODA E | 142,000 | 10/26/2016 | WD | 03-ARM'S LENGTH | 2016/05462 | PROPERTY TRANSFER | 100.0 |
| CASARES DAVID JR & KATHY J | CASARES DAVID JR | 0 | 11/02/2010 | SD | 09-FAMILY | | DEED | 0.0 |
| PETERS CHERYL A | CASARES DAVID JR & KATHY J | 180,000 | 06/13/2008 | WD | 03-ARM'S LENGTH | 2008/03500 | DEED | 100.0 |
| | | 126,000 | 08/01/2002 | WD | 03-ARM'S LENGTH | 158:817 | DEED | 0.0 |

Property Address

37584 TAPIOLA RD

Owner's Name/Address

SLOAN RYAN H & RHODA E
37584 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P3-28-3 SEC 28 T53N R34W S 1/2 OF NE 1/4. 80 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 207,175 TCV/TFA: 197.31

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 11/08/2022 | 2022-010-055 | FOUNDATION |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 11/03/2009 | INSPECTED |
| LP | 11/04/2009 | DATA ENTER |
| KH | 08/12/2010 | INSPECTED |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 80.000 Acres | | 1,025 | 100 | | 82,000 |
| | | | 80.00 Total Acres | | Total Est. Land Value = | | | 82,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 34.33 | 64 | 69 | 1,516 |
| Wood Frame | 34.33 | 64 | 94 | 2,065 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,581 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,000 | 62,588 | 103,588 | | | 91,666C |
| 2023 | 36,200 | 51,101 | 87,301 | | | 87,301S |
| 2022 | 36,200 | 41,214 | 77,414 | | | 75,393C |
| 2021 | 36,200 | 38,785 | 74,985 | | | 72,985C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | X | 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: Hardwood
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Plaster |

**(7) Excavation**

Basement: 840 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 43
Floor Area: 1,050
Total Base New : 164,405 E.C.F.
Total Depr Cost: 93,710 X 1.025
Estimated T.C.V: 96,053

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WGEP (1 Story) |
| 18 | CPP |
| 72 | WGEP (1 Story) |
| 24 | CPP |

**(17) Garage**

Year Built: 1920
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: 520
% Good: 0
Storage Area: 0
No Conc. Floor: 160

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 840 | | |
| | | | Total: | 128,410 | 73,194 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,205 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,538 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,442 |
| Porches | | | | | |
| WGEP (1 Story) | | | 72 | 6,925 | 3,947 |
| WGEP (1 Story) | | | 24 | 2,109 | 1,202 |
| CPP | | | 18 | 465 | 265 |
| CPP | | | 24 | 620 | 353 |
| Garages | | | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 520 | 15,548 | 8,862 |
| No Concrete Floor | | | 160 | -872 | -497 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,199 |
| | | | Totals: | 164,405 | 93,710 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 96,053

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 2022 | | | | |
| Class/Construction | D,Frame | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | 4 Wall, 100 | | | | |
| Height | 15 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 30 x 20 = 600 | | | | |
| Cost New | $ 25,956 | | | | |
| Phy./Func./Econ. %Good | 96/100/100 96.0 | | | | |
| Depreciated Cost | $ 24,918 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 1.025 | | | | |
| % Good | 96 | | | | |
| Est. True Cash Value | $ 25,541 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 25541 / All Cards: 25541 | | | | | |

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

Parcel Number: 010-128-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| KYLLONEN MARTHA | PUSKA PATRICK L.E. & PATTE | 0 | 01/29/2010 | QC | 03-ARM'S LENGTH | 2010/00464 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

37889 TAPIOLA RD

**Owner's Name/Address**

PUSKA PATRICK L E & PATTERSON ETAL
37889 TAPIOLA RD
CHASSELL MI 49916

**Taxpayer's Name/Address**

PATTERSON LAURA & RUOTSALA GLORIA
2502 HIGHWAY 120
BIG ROCK TN 37023

**Tax Description**

P3-28-4 SEC 28 T53N R34W
N 1/2 OF NW 1/4
LESS 5 ACRE PARCEL D/F, COM AT NE COR OF N 1/2 OF NW 1/4, TH S 417.2', TH W 521.4' TH N 417.2', TH E 521.4' TO POB. 75 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 93,112 TCV/TFA: 211.62

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 10/01/2006 | 06-306 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 75.000 Acres | | 1,033 | 100 | | 77,500 |
| | | | 75.00 Total Acres | | Total Est. Land Value = | | | 77,500 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 38,750 | 7,806 | 46,556 | | | 28,588C |
| 2023 | 34,000 | 6,236 | 40,236 | | | 27,227C |
| 2022 | 34,000 | 5,729 | 39,729 | | | 25,931C |
| 2021 | 34,000 | 5,391 | 39,391 | | | 25,103C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Low
Effec. Age: 20
Floor Area:
Total Base New : 33,110 E.C.F.
Total Depr Cost: 15,231 X 1.025
Estimated T.C.V: 15,612

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home 1 Cls Low Blt 1960
(11) Heating System: Wall Furnace
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 440 | | |
| | | | Total: | 26,493 | 12,187 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 1,919 |
| Water Well, 50 Feet | | | 1 | 2,445 | 1,125 |
| | | | Totals: | 33,110 | 15,231 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 15,612

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

Parcel Number: 010-128-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| MICHAELSON TIMOTHY L & MEL | HAMILL KRISTIN M & ERIC | 99,000 | 06/28/2019 | WD | 03-ARM'S LENGTH | 2019/03294 | DEED | 100.0 |
| KERANEN JEAN J ETAL | MICHAELSON TIMOTHY L & MEI | 92,000 | 07/22/2005 | WD | 03-ARM'S LENGTH | 167:2332 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

37989 TAPIOLA RD

Owner's Name/Address

HAMILL KRISTIN M & ERIC
37989 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P3-28-5 SEC 28 T53N R34W
PART OF NE 1/4 OF NW 1/4
COM AT NE COR OF N 1/2 OF NW 1/4, TH S 417.2',
TH W 521.4', TH N 417.2', TH E 521.4' TO POB. 5 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/23/2019

MAP #:

2024 Est TCV 140,454 TCV/TFA: 127.69

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 5.000 Acres | | 2,450 | 100 | | 12,250 |
| | | | 5.00 Total Acres | | Total Est. Land Value = | | | 12,250 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.44 | 168 | 46 | 1,966 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,966 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,125 | 64,102 | 70,227 | | | 56,185C |
| 2023 | 6,000 | 52,125 | 58,125 | | | 53,510C |
| 2022 | 6,000 | 47,864 | 53,864 | | | 50,962C |
| 2021 | 6,298 | 45,035 | 51,333 | | | 49,334C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1934 | 1960 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Carpeted
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 880 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 34
Floor Area: 1,100
Total Base New : 186,605 E.C.F.
Total Depr Cost: 123,159 X 1.025
Estimated T.C.V: 126,238

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 77 | WGEP (1 Story) |
| 80 | WGEP (1 Story) |
| 112 | WGEP (1 Story) |

**(17) Garage**

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: 484
% Good: 66
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1934
(11) Heating System: Forced Air w/ Ducts
Ground Area = 880 SF Floor Area = 1100 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 880 | | |
| | | | Total: | 133,471 | 88,091 |
| 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) | | | 77 | 7,231 | 4,772 |
| WGEP (1 Story) | | | 80 | 7,435 | 4,907 |
| WGEP (1 Story) | | | 112 | 9,354 | 6,174 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 484 | 21,596 | 14,253 |
| Door Opener | | | 1 | 535 | 353 |
| | | | Totals: | 186,605 | 123,159 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 126,238

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

Parcel Number: 010-128-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 30,000 | 12/01/1996 | WD | 03-ARM'S LENGTH | 138:435 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

37595 TAPIOLA RD 37575

Owner's Name/Address

KINNUNEN PETER J & PATRICIA B TRUST
515 VIENNA ST
SAN FRANCISCO CA 94112

Tax Description

P3-28-6 SEC 28 T53N R34W S 1/2 OF NW 1/4 80 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 499,198 TCV/TFA: 161.76

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/13/2021 | 2021-010-324 | FOUNDATION |
| HOUSE | 07/25/2019 | 2019-010-017 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| KH | 07/27/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 80.000 Acres | | 1,025 | 100 | | 82,000 |
| | | | 80.00 Total Acres | | Total Est. Land Value = | | | 82,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 85 | 5,524 |
| Wood Frame | 34.33 | 64 | 74 | 1,626 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,150 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,000 | 208,599 | 249,599 | | | 151,978C |
| 2023 | 36,200 | 169,077 | 205,277 | | | 144,741C |
| 2022 | 36,200 | 155,355 | 191,555 | | | 137,849C |
| 2021 | 36,200 | 111,289 | 147,489 | | | 97,879C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Hardwood
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 616 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 43
Floor Area: 924
Total Base New : 150,587 E.C.F.
Total Depr Cost: 85,834 X 1.025
Estimated T.C.V: 87,980

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | WGEP (1 Story) |
| 24 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1920
(11) Heating System: Forced Hot Water, Wood Furnace Add-On
Ground Area = 616 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 616 | | |
| | | | Total: | 128,360 | 73,164 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 1,734 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,714 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,499 |
| Porches | | | | | |
| WGEP (1 Story) | | | 120 | 10,723 | 6,112 |
| Deck | | | | | |
| Treated Wood | | | 24 | 1,072 | 611 |
| | | | Totals: | 150,587 | 85,834 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 87,980

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2020 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1148 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 1,442
Total Base New : 207,366 E.C.F.
Total Depr Cost: 203,219 X 1.025
Estimated T.C.V: 208,299

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 216 | WGEP (1 Story) |
| 104 | WCP (1 Story) |
| 24 | WCP (1 Story) |
| 24 | Composite |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CAPE Cls C Blt 2020
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1148 SF Floor Area = 1442 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Crawl Space | 588 | | |
| 1 Story | Siding | Crawl Space | 280 | | |
| 1 Story | Siding | Crawl Space | 280 | | |
| | | | Total: | 170,856 | 167,439 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,666 |
| Water Well, 150 Feet | 1 | 8,411 | 8,243 |
| Porches | | | |
| WGEP (1 Story) | 216 | 15,634 | 15,321 |
| WCP (1 Story) | 104 | 4,803 | 4,707 |
| WCP (1 Story) | 24 | 1,773 | 1,738 |
| Deck | | | |
| Composite | 24 | 1,128 | 1,105 |
| | Totals: | 207,366 | 203,219 |

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 208,299

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2021 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 288 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | 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 |
| X | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 720
Total Base New : 97,702 E.C.F.
Total Depr Cost: 95,749 X 1.025
Estimated T.C.V: 98,143

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family RANCH Cls C Blt 2021
(11) Heating System: Wall/Floor Furnace
Ground Area = 576 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Slab | 288 | | |
| 1 Story | Siding | Blt-in Gar. | 288 | | |
| | | | Total: | 67,947 | 66,589 |

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 42 Inch (Finished)

| | | | |
|---|---|---|---|
| Base Cost | 576 | 29,220 | 28,636 |
| Door Opener | 1 | 535 | 524 |
| | Totals: | 97,702 | 95,749 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 98,143

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

| Building Type | Barn - General Purpose | Farm Utility Buildings | | | |
|---|---|---|---|---|---|
| Year Built | 1920 | 1920 | | | |
| Class/Construction | D,Frame | D,Frame | | | |
| Quality/Exterior | Low Cost | Low Cost | | | |
| # of Walls, Perimeter | 4 Wall, 112 | 4 Wall, 56 | | | |
| Height | 14 | 10 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 24 x 32 = 768 | 14 x 14 = 196 | | | |
| Cost New | $ 22,710 | $ 3,575 | | | |
| Phy./Func./Econ. %Good | 58/100/100 58.0 | 58/100/100 58.0 | | | |
| Depreciated Cost | $ 13,172 | $ 2,074 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items ->  | | | | | |
| E.C.F. | X 1.025 | X 1.025 | | | |
| % Good | 58 | 58 | | | |
| Est. True Cash Value | $ 13,501 | $ 2,125 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 15626 / All Cards: 15626 | | | | | |

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

Parcel Number: 010-128-008-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 55,500 | 10/01/1999 | WD | 03-ARM'S LENGTH | 148:611 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: AGRICULTURAL-IMPRO | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 37473 TAPIOLA RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 09/27/1994 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DESTRAMPE DONNA J<br>37473 TAPIOLA RD<br>CHASSELL MI 49916 | 2024 Est TCV 137,416 TCV/TFA: 190.86 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 38.010 Acres | | 1,483 | 100 | | 56,353 |
| | | | 38.01 Total Acres | | Total Est. Land Value = | | | 56,353 |

Taxpayer's Name/Address

DESTRAMPE DONNA J
37473 TAPIOLA RD
CHASSELL MI 49916

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,828.80 | 1 | 70 | 4,780 |
| Wood Frame | 31.44 | 90 | 64 | 1,811 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,591 |

Tax Description

P3-28-7 SEC 28 T53N R34W N 1/2 OF N 1/2 OF SW 1/4 EXCEPT THE E 416' OF THE S 208' OF THE N 1/2 OF THE N 1/2 OF THE SW 1/4 CONT 38.01 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 |
|---|---|---|---|---|---|---|
| 2024 | 28,177 | 40,531 | 68,708 | | | 61,691C |
| 2023 | 20,724 | 38,030 | 58,754 | | | 58,754S |
| 2022 | 19,005 | 37,292 | 56,297 | | | 56,297S |
| 2021 | 19,704 | 40,195 | 59,899 | | | 59,899S |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1971 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 30
Floor Area:
Total Base New : 62,903 E.C.F.
Total Depr Cost: 22,015 X 0.832
Estimated T.C.V: 18,316

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 56 | CPP |
| 56 | WGEP (1 Story) |
| 200 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1971
(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 720 | | |
| | | | Total: | 45,863 | 16,052 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 1,666 |
| Water Well, 50 Feet | | | 1 | 2,629 | 920 |
| Porches | | | | | |
| CPP | | | 56 | 741 | 259 |
| WGEP (1 Story) | | | 56 | 4,863 | 1,702 |
| Deck | | | | | |
| Treated Wood | | | 200 | 4,046 | 1,416 |
| | | | Totals: | 62,903 | 22,015 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 18,316

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 0
Total Base New : 25,443 E.C.F.
Total Depr Cost: 17,555 X 0.832
Estimated T.C.V: 14,606

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 24,373 | 16,817 |
| Door Opener | | | 2 | 1,070 | 738 |
| | | | Totals: | 25,443 | 17,555 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 14,606

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Stables | Farm Utility Buildings | | | |
| Year Built | 2000 | 2003 | | | |
| Class/Construction | D,Frame | D,Pole | | | |
| Quality/Exterior | Average | Low Cost | | | |
| # of Walls, Perimeter | 4 Wall, 104 | 4 Wall, 340 | | | |
| Height | 10 | 14 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 28 x 24 = 672 | 90 x 60 = 5400 | | | |
| Cost New | $ 29,427 | $ 46,764 | | | |
| Phy./Func./Econ. %Good | 68/100/100 68.0 | 64/100/100 64.0 | | | |
| Depreciated Cost | $ 20,010 | $ 29,929 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.832 | X 0.832 | | | |
| % Good | 68 | 64 | | | |
| Est. True Cash Value | $ 16,649 | $ 24,901 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 41550 / All Cards: 41550 | | | | | |

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

Parcel Number: 010-128-008-50 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 | 12/01/1999 | WD | 03-ARM'S LENGTH | 149:426 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| TAPIOLA RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PERALA JEAN D<br>33728 TAPIOLA RD<br>PELKIE MI 49958 | 2024 Est TCV 5,275 | | | | | |

Improved | X | Vacant

Public Improvements

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

Tax Description

P3-28-71 SEC 28 T53N R34W THE E 416' OF THE S 208' OF THE N 1/2 OF N 1/2 OF SW 1/4 CONT 1.99 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 1.990 Acres | | 2,651 | 100 | | 5,275 |
| | | | 1.99 Total Acres | | Total Est. Land Value = | | | 5,275 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,638 | 0 | 2,638 | | | 976C |
| 2023 | 2,488 | 0 | 2,488 | | | 930C |
| 2022 | 2,488 | 0 | 2,488 | | | 886C |
| 2021 | 2,507 | 0 | 2,507 | | | 858C |

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

Parcel Number: 010-128-009-00 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. |
|---|---|---|---|---|---|---|---|---|
| CARLSON MARILYN | SHWERY CLAY & HOPDINS SARA | 305,000 | 02/08/2022 | WD | 03-ARM'S LENGTH | 2022/00749 | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**
37321 TAPIOLA RD

**Owner's Name/Address**
SHWERY CLAY & HOPKINS SARA
37321 TAPIOLA RD
CHASSELL MI 49916

**Taxpayer's Name/Address**
SHWERY CLAY & HOPKINS SARA
604 15TH ST NE
WASHINGTON DC 20002

**Tax Description**
P3-28-8 SEC 28 T53N R34W S 1/2 OF N 1/2 OF SW 1/4. 40 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 204,914 TCV/TFA: 113.84

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/19/1992 | 92-294 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 312 | 64 | 1,747 |
| Wood Frame | 22.09 | 480 | 64 | 6,786 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,533 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 78,457 | 102,457 | | | 88,654C |
| 2023 | 20,000 | 64,433 | 84,433 | | | 84,433S |
| 2022 | 20,000 | 59,116 | 79,116 | | | 53,266C |
| 2021 | 20,000 | 43,086 | 63,086 | | | 51,565C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1930 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 1140 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 46
Floor Area: 1,800
Total Base New : 268,073 E.C.F.
Total Depr Cost: 144,762 X 1.025
Estimated T.C.V: 148,381

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | CPP |
| 40 | WGEP (1 Story) |

**(17) Garage**

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: 1
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1930
(11) Heating System: Forced Hot Water
Ground Area = 1140 SF Floor Area = 1800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 880 | | |
| 1 Story | Siding | Basement | 260 | | |
| | | | Total: | 225,936 | 122,008 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 1,643 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,571 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,420 |
| Porches | | | | | |
| CPP | | | 32 | 860 | 464 |
| WGEP (1 Story) | | | 40 | 5,402 | 2,917 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 24,373 | 13,161 |
| Door Opener | | | 2 | 1,070 | 578 |
| | | | Totals: | 268,073 | 144,762 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 148,381

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

Parcel Number: 010-128-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| MORGAN MARK & GAVRIELAH | HALL EDWARD, LILLIAN & SC( | 40,000 | 11/09/2015 | WD | 03-ARM'S LENGTH | 2015/05933 | DEED | 100.0 |
| | | 63,000 | 06/01/2002 | WD | 03-ARM'S LENGTH | 158:267 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
17366 N RIVER RD

Owner's Name/Address
HALL EDWARD, LILLIAN & SCOTT
PO BOX 464
CHASSELL MI 49916

Tax Description
P3-28-9 SEC 28 T53N R34W
S 1/2 OF SW 1/4
EXC COM AT SW COR OF SE 1/4 OF SW 1/4, TH N 208.6', TH E 417.2' TH S 208.6', TH W 417.2' TO POB,
ALSO EXCEPT THE E 682' THEREOF. 57.30 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 11/07/2016 Qual. Fr. PA 42
MAP #:
2024 Est TCV 61,570 TCV/TFA: 95.61

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 57.300 | Acres | 1,075 | 100 | | 61,570 |
| | | | 57.30 | Total Acres | | | Total Est. Land Value = | 61,570 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.09 | 576 | 0 | 0 |
| Wood Frame | 22.09 | 480 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 30,785 | 0 | 30,785 | | | 27,522C |
| 2023 | 26,212 | 0 | 26,212 | | | 26,212S |
| 2022 | 26,212 | 0 | 26,212 | | | 26,212S |
| 2021 | 26,212 | 0 | 26,212 | | | 26,212S |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Fair
Effec. Age: 25
Floor Area:
Total Base New : 34,919 E.C.F.
Total Depr Cost: 0 X 1.025
Estimated T.C.V: 0

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home 1 Cls Fair Blt 1970
(11) Heating System: Wall Furnace
Ground Area = 644 SF Floor Area = 644 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/0/100/0
Functional Depreciation because of: BLDGS COLLAPSED WINTER
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 644 | | |
| | | | Total: | 34,919 | 0 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 34,919 | 0 |

Notes:

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

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

Parcel Number: 010-128-011-00 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 | 10/01/1998 | WD | 03-ARM'S LENGTH | 144:903 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 17310 N RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KUIVANEN HELEN E<br>17310 N RIVER RD<br>CHASSELL MI 49916 | 2024 Est TCV 185,847 TCV/TFA: 158.84 | | | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P3-28-9A
SEC 28 T53N R34W
PART OF S 1/2 OF SW 1/4 D/F, COM AT SW COR OF SE 1/4 OF SW 1/4, TH N 208.6', TH E 417.2', TH S 208.6', TH W 417.2' TO POB. 2 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 2.000 Acres | | 2,650 | 100 | | 5,300 |
| | | | 2.00 Total Acres | | | Total Est. Land Value = | | 5,300 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 240 | 84 | 1,613 |
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Wood Frame | 27.40 | 120 | 74 | 2,433 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,595 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,650 | 90,274 | 92,924 | | | 37,208C |
| 2023 | 2,500 | 73,711 | 76,211 | | | 35,437C |
| 2022 | 2,500 | 67,634 | 70,134 | | | 33,750C |
| 2021 | 2,519 | 65,909 | 68,428 | | | 32,672C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1950 | 1988 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 434 S.F.
Crawl: 736 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 29
Floor Area: 1,170
Total Base New : 236,278 E.C.F.
Total Depr Cost: 167,758 X 1.025
Estimated T.C.V: 171,952

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 272 | WGEP (1 Story) |

**(17) Garage**

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: 1310
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1170 SF Floor Area = 1170 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 | 736 | | |
| 1 Story | Siding | Basement | 384 | | |
| 1 Story | Siding | Basement | 50 | | |
| | | | Total: | 161,515 | 114,675 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 |
| Porches | | | | | |
| WGEP (1 Story) | | | 272 | 18,270 | 12,972 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 760 |
| Base Cost | | | 1310 | 45,536 | 32,331 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,773 |
| | | | Totals: | 236,278 | 167,758 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 171,952

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

Parcel Number: 010-128-012-00 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: AGRICULTURAL-VACAN | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| TAPIOLA RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 06/17/1994 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BYLER EMANUEL J & MIRIAM<br>37090 TAPIOLA RD<br>CHASSELL MI 49916 | 2024 Est TCV 34,376 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 20.700 Acres | | 1,661 | 100 | | 34,376 |
| | | | 20.70 Total Acres | | Total Est. Land Value = | | | 34,376 |

Public Improvements

- 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

Tax Description

P3-28-9B SEC 28 T53N R34W THE E 682' OF THE S 1/2 OF SW 1/4. 20.70 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,188 | 0 | 17,188 | | | 3,767C |
| 2023 | 13,280 | 0 | 13,280 | | | 3,588C |
| 2022 | 10,868 | 0 | 10,868 | | | 3,418C |
| 2021 | 12,420 | 0 | 12,420 | | | 3,309C |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

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

Parcel Number: 010-128-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| PERALA RUSSELL W | PERALA RUSSELL W JR. | 49,000 | 04/20/2011 | PTA | 09-FAMILY | 2011/02288 | DEED | 100.0 |
| PERALA RUSSELL JR. & DAWN | PERALA RUSSELL JR, ADAM & | 1 | 04/20/2011 | QC | 09-FAMILY | 2011/02290 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
37460 TAPIOLA RD

Owner's Name/Address
PERALA RUSSELL JR ADAM & ERIC
237 HANMER ROAD
IRON RIVER MI 49935

Tax Description
P3-28-10 SEC 28 T53N R34W N 1/2 OF N 1/2 OF SE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 143,055 TCV/TFA: 128.65

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 47,528 | 71,528 | | | 53,635C |
| 2023 | 20,000 | 38,904 | 58,904 | | | 51,081C |
| 2022 | 20,000 | 35,794 | 55,794 | | | 48,649C |
| 2021 | 20,000 | 30,003 | 50,003 | | | 47,095C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 2000 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |
| X | Tile |

**(7) Excavation**

Basement: 600 S.F.
Crawl: 0 S.F.
Slab: 212 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| 1 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 54
Floor Area: 1,112
Total Base New : 173,961 E.C.F.
Total Depr Cost: 80,023 X 1.025
Estimated T.C.V: 82,024

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 812 SF Floor Area = 1112 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 | 432 | | |
| 1.5 Story | Siding | Basement | 168 | | |
| 1 Story | Siding | Slab | 84 | | |
| 1 Story | Siding | Slab | 128 | | |
| | | | Total: | 153,773 | 70,737 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 2 Fixture Bath | 1 | 3,042 | 1,399 |
| Ceramic Tile Floor | 1 | 1,096 | 504 |
| Vent Fan | 1 | 247 | 114 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 2,190 |
| Water Well, 50 Feet | 1 | 2,629 | 1,209 |
| Porches | | | |
| WGEP (1 Story) | 84 | 8,413 | 3,870 |
| | Totals: | 173,961 | 80,023 |

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 82,024

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 1900 | | | | |
| Class/Construction | D,Frame | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 128 | | | | |
| Height | 14 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 22 x 42 = 924 | | | | |
| Cost New | $ 26,843 | | | | |
| Phy./Func./Econ. %Good | 41/100/100 41.0 | | | | |
| Depreciated Cost | $ 11,006 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items -> | | | | | |
| E.C.F. | X 1.025 | | | | |
| % Good | 41 | | | | |
| Est. True Cash Value | $ 11,281 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 11281 / All Cards: 11281 | | | | | |

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

Parcel Number: 010-128-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| SIEKAS DARLENE | RANTALA GLEN W | 185,000 | 07/28/2006 | WD | 03-ARM'S LENGTH | 168/2511 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address
37358 TAPIOLA RD

Owner's Name/Address
RANTALA GLEN W
37358 TAPIOLA RD
CHASSELL MI 49916

Tax Description
P3-28-11 SEC 28 T53N R34W S 1/2 OF N 1/2 OF SE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 07/28/2006
MAP #:
2024 Est TCV 240,907 TCV/TFA: 195.54

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 96,454 | 120,454 | | | 92,599C |
| 2023 | 20,000 | 78,045 | 98,045 | | | 88,190C |
| 2022 | 20,000 | 71,692 | 91,692 | | | 83,991C |
| 2021 | 20,000 | 67,467 | 87,467 | | | 81,308C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1989 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 2 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1232 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**

| | | |
|---|---|---|
| 616 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 19
Floor Area: 1,232
Total Base New : 245,555 E.C.F.
Total Depr Cost: 188,202 X 1.025
Estimated T.C.V: 192,907

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | WGEP (1 Story) |
| 48 | Treated Wood |

**(17) Garage**

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: 192
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1989
(11) Heating System: Forced Hot Water
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,232 | | | *7 |
| | | | Total: | 182,937 | 140,515 | |
| Other Additions/Adjustments | | | | | | |
| Recreation Room | | | 616 | 11,655 | 9,441 | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,456 | |
| Extra Toilet | | | 1 | 1,491 | 1,133 | |
| Vent Fan | | | 2 | 495 | 376 | |
| 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 | 8,686 | |
| Deck | | | | | | |
| Treated Wood | | | 48 | 1,693 | 1,371 | |
| Garages | | | | | | |
| Class: C Exterior: Pole (Unfinished) | | | | | | |
| Base Cost | | | 400 | 12,688 | 9,008 | *7 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 192 | 9,439 | 6,702 | *7 |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,898 | |
| | | | Totals: | 245,555 | 188,202 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 192,907

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

Parcel Number: 010-128-017-00 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-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| TAPIOLA RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BYLER EMANUEL J & MIRIAM<br>37090 TAPIOLA RD<br>CHASSELL MI 49916 | 2024 Est TCV 83,714 TCV/TFA: 111.62 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 0.240 Acres | | 2,800 | 100 | | 672 |
| | | | 0.24 Total Acres | | | Total Est. Land Value = | | 672 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Metal Prefab/Conc. | 21.77 | 216 | 46 | 2,163 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,163 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P3-28-13A SEC 28 T53N R34W PART OF S 1/2 OF S 1/2 OF SE 1/4 D/F, COM AT NW COR OF S 1/2 OF S 1/2 OF SE 1/4, TH S 100' TH E 106', TH N 100', TH W 106' TO POB. .24 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| SC | 11/09/2010 | DATA ENTER |
| LP | 10/29/2009 | INSPECTED |
| LP | 10/29/2009 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 336 | 41,521 | 41,857 | | | 30,482C |
| 2023 | 300 | 33,781 | 34,081 | | | 29,031C |
| 2022 | 300 | 31,103 | 31,403 | | | 27,649C |
| 2021 | 303 | 28,683 | 28,986 | | | 26,766C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1947 | 2009 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 750 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 49
Floor Area: 750
Total Base New : 114,329 E.C.F.
Total Depr Cost: 65,372 X 1.025
Estimated T.C.V: 67,006

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2008
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: 384
% Good: 94
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1947
(11) Heating System: Forced Air w/ Ducts
Ground Area = 750 SF Floor Area = 750 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 750 | | | |
| | | | Total: | 87,141 | 44,442 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 1,927 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,271 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,290 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 384 | 18,520 | 17,409 | *9 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,470 | |
| Door Opener | | | 1 | 535 | 503 | |
| | | | Totals: | 114,329 | 65,372 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 67,006

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 1950 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 240 | | | | |
| Height | 14 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 85 x 35 = 2975 | | | | |
| Cost New | $ 61,523 | | | | |
| Phy./Func./Econ. %Good | 22/100/100 22.0 | | | | |
| Depreciated Cost | $ 13,535 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->*<br><br>Unit-In-Place ->*<br><br>Items ->* | | | | | |
| E.C.F. | X 1.025 | | | | |
| % Good | 22 | | | | |
| Est. True Cash Value | $ 13,873 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 13873 / All Cards: 13873 | | | | | |

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

Parcel Number: 010-128-403-00 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. |
|---|---|---|---|---|---|---|---|---|
| BYLER STEVEN D & MIRIAM E | PARCEL TRANSFERRED BY OWNE | 0 | 06/01/2023 | QC | 21-NOT USED/OTHER | | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

37090 TAPIOLA RD

Owner's Name/Address

BYLER EMANUEL J & MIRIAM
37090 TAPIOLA RD
CHASSELL MI 49916

Tax Description

SEC 28 T53N R34W
N1/2 OF SW 1/4 OF SE 1/4

LESS PARCEL D/F, COM AT NW COR OF S 1/2 OF S 1/2 OF SE 1/4, TH S 100', TH E 106', TH N 100',TH N 106' TO POB. 39.76 A.
SPLIT COMBINED FOR 2022 FROM
010-128-015-00 AND 016-00 INTO
010-128-403-00 AND 128-404-00
FOR 2023, BYLERS TRANSFERRED THE S1/2 OF SW 1/4 OF SE 1/4 FARM ON -50 PARCEL ILLEGAL SPLIT FOR 2023

Comments/Influences

Class: AGRICULTURAL-VACAN Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/09/2023 Qual. Ag.

MAP #:

2024 Est TCV 33,500

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 20.000 Acres | | 1,675 | 100 | | 33,500 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 33,500 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,750 | 0 | 16,750 | | | 8,009C |
| 2023 | 14,000 | 0 | 14,000 | 14,000D | | 7,628C |
| 2022 | 19,880 | 109,250 | 129,130 | | | 110,696C |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-128-403-50 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 |
|---|
| 37090 TAPIOLA RD |

| Owner's Name/Address |
|---|
| BYLER EMANUEL J & MIRIAM<br>37090 TAPIOLA RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| SEC 28 T53N R34W S1/2 OF SW 1/4 OF SE 1/4 LESS PARCEL D/F, COM AT NW COR OF S 1/2 OF S 1/2 OF SE 1/4, TH S 100', TH E 106', TH N 100',TH N 106' TO POB. 39.76 A. SPLIT COMBINED FOR 2022 FROM 010-128-015-00 AND 016-00 INTO 010-128-403-00 AND 128-404-00 ILLEGAL SPLIT FOR 2023 - 19.76 A TO THIS PARCEL, 20 A TO -00 PARCEL |

| Comments/Influences |
|---|
| |

Class: AGRICULTURAL-IMPRO Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/20/2021 Qual. Ag.

MAP #:

2024 Est TCV 270,456 TCV/TFA: 106.90

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 08/12/2009 | 09-194 | FOUNDATION |
| GARAGE | 10/25/2007 | 07-333 | COMPLETE |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 19.760 Acres | | 1,679 | 100 | | 33,170 |
| | | | 19.76 Total Acres | | | | Total Est. Land Value = | 33,170 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.08 | 160 | 46 | 1,993 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,993 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,585 | 118,643 | 135,228 | | | 114,032C |
| 2023 | 12,844 | 110,877 | 123,721 | | | 108,602C |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1947 | 2009 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1540 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**

| | | |
|---|---|---|
| 250 | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 32
Floor Area: 2,530
Total Base New : 278,455 E.C.F.
Total Depr Cost: 189,349 X 0.832
Estimated T.C.V: 157,538

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | WGEP (1 Story) |
| 40 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1947
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1540 SF Floor Area = 2530 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 660 | | |
| 1.75 Story | Siding | Basement | 880 | | |
| | | | Total: | 255,136 | 173,493 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 250 | 4,533 | 3,082 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,438 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,569 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,028 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,720 |
| Porches | | | | | |
| WGEP (1 Story) | | | 40 | 4,961 | 3,373 |
| CPP | | | 40 | 950 | 646 |
| | | | Totals: | 278,455 | 189,349 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 157,538

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

| Building Type | Barn - General Purpose | Cylindrical Silo | Cylindrical Silo | Farm Utility Buildings | Farm Utility Buildings |
|---|---|---|---|---|---|
| Year Built | 1950 | 1965 | 2000 | 1970 | 1970 |
| Class/Construction | D,Frame | Concrete Stave | Cast In Place | D,Pole | D,Pole |
| Quality/Exterior | Average | Diameter: 18 | Diameter: 18 | Average | Average |
| # of Walls, Perimeter | 4 Wall, 240 | Roof: Dome Roof | Roof: Dome Roof | 4 Wall, 170 | 4 Wall, 170 |
| Height | 14 | 30 | 30 | 14 | 14 |
| Heating System | No Heating/Cooling | N/A | N/A | No Heating/Cooling | No Heating/Cooling |
| Length/Width/Area | 85 x 35 = 2975 | 1 | 1 | 35 x 50 = 1750 | 35 x 50 = 1750 |
| Cost New | $ 102,994 | $ 20,300 | $ 29,145 | $ 28,333 | $ 28,333 |
| Phy./Func./Econ. %Good | 33/100/100 33.0 | 44/100/100 44.0 | 65/100/100 65.0 | 46/100/100 46.0 | 46/100/100 46.0 |
| Depreciated Cost | $ 33,988 | $ 8,932 | $ 18,944 | $ 13,033 | $ 13,033 |
| + Unit-In-Place Items | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Description, Size X Rate X %Good = Cost<br>Itemized ->  Unit-In-Place ->  Items -> | | | | | |
| E.C.F. | X 0.832 | X 0.832 | X 0.832 | X 0.832 | X 0.832 |
| % Good | 33 | 44 | 65 | 46 | 46 |
| Est. True Cash Value | $ 28,278 | $ 7,431 | $ 15,762 | $ 10,844 | $ 10,844 |
| Comments: | | SILO | SILO | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 73159 / All Cards: 77755 | | | | | |

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Farm Utility/Grain Storag | | | | |
| Year Built | 2009 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Good | | | | |
| # of Walls, Perimeter | 4 Wall, 60 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 16 x 14 = 224 | | | | |
| Cost New | $ 8,369 | | | | |
| Phy./Func./Econ. %Good | 66/100/100 66.0 | | | | |
| Depreciated Cost | $ 5,524 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.832 | | | | |
| % Good | 66 | | | | |
| Est. True Cash Value | $ 4,596 | | | | |
| Comments: | | | | | |

Total Estimated True Cash Value of Agricultural Improvements / This Card: 4596 / All Cards: 77755

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

Parcel Number: 010-128-404-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| MOSKOW RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 10/09/2023 | | | | | |
| Owner's Name/Address | MAP #: P3-28-13 | | | | | |
| BYLER STEVEN D & MIRIAM E<br>17944 MOSCOW RD<br>CHASSELL MI 49916 | 2024 Est TCV 34,000 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 20.000 Acres | | 1,700 | 100 | | 34,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 34,000 |

Tax Description

SEC 28 T53N R34W N1/2 OF SE 1/4 OF SE 1/4
.
SPLIT COMBINED FOR 2022 FROM
010-128-015-00 AND 016-00 INTO
010-128-403-00 AND 128-404-00
BYLERS SOLD THE N1/2 SEVERING IT FROM THE
S/12 WHERE THE HOUSE IS
ILLEGAL SPLIT FOR 2023

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,000 | 0 | 17,000 | | | 11,112C |
| 2023 | 14,000 | 0 | 14,000 | | 14,000A | 10,583C |
| 2022 | 20,000 | 93,737 | 113,737 | | 113,737A | 107,573C |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-128-404-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 17944 MOSKOW RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 06/22/2021 | 2020-010-314 | FOUNDATION |
| | P.R.E. 100% 10/09/2023 | | | | | |
| Owner's Name/Address | MAP #: P3-28-13 | | | | | |
| BYLER STEVEN D & MIRIAM E<br>17944 MOSKOW RD<br>CHASSELL MI 49916 | 2024 Est TCV 452,858 TCV/TFA: 139.77 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 20.000 Acres | | 1,700 | 100 | | 34,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 34,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 26.26 | 148 | 94 | 3,653 |
| Wood Frame | 28.90 | 96 | 95 | 2,635 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,288 |

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

SEC 28 T53N R34W S1/2 OF SE 1/4 OF SE 1/4
.
SPLIT COMBINED FOR 2022 FROM
010-128-015-00 AND 016-00 INTO
010-128-403-00 AND 128-404-00
SPLIT FROM 010-128-404-00 FOR 2023
ILLEGAL SPLIT FOR 2023

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/12/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,000 | 209,429 | 226,429 | | | 176,859C |
| 2023 | 13,000 | 158,905 | 171,905 | | 171,905A | 168,438C |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2021 MOSK( | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1684 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 3,240
Total Base New : 410,721 E.C.F.
Total Depr Cost: 402,507 X 1.025
Estimated T.C.V: 412,570

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 432 | WCP (1 Story) |
| 64 | WCP (1 Story) |
| 368 | WCP (1 Story) |
| 460 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2021
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1620 SF Floor Area = 3240 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 | 1,620 | | |
| | | | Total: | 348,100 | 341,138 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,455 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 8,911 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,666 |
| Water Well, 150 Feet | | | 1 | 8,411 | 8,243 |
| Porches | | | | | |
| WCP (1 Story) | | | 432 | 13,815 | 13,539 |
| WCP (1 Story) | | | 64 | 3,604 | 3,532 |
| Foundation: Basement | | | 64 | 1,648 | 1,615 |
| WCP (1 Story) | | | 368 | 11,787 | 11,551 |
| Deck | | | | | |
| Treated Wood | | | 460 | 6,997 | 6,857 |
| | | | Totals: | 410,721 | 402,507 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 412,570

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

Parcel Number: 010-129-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAKE SUPERIOR TIMBERLANDS | KINNUNEN PETER J & PATRICI | 85,000 | 08/31/2021 | WD | 03-ARM'S LENGTH | 2021/05569 | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

KINNUNEN PETER J & PATRICIA B
515 VIENNA ST
SAN FRANCISCO CA 94112

Tax Description

P3-29-1
SEC 29 T53N R34W E 1/2 OF NE 1/4. 80 A.

Comments/Influences

Class: TIMBER CUTOVER-IMP Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 86,200

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 43,100 | 0 | 43,100 | | | 43,100S |
| 2023 | 42,240 | 0 | 42,240 | | | 42,240S |
| 2022 | 41,500 | 0 | 41,500 | | | 41,500S |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-129-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| RENTFRO DONNA LEE ETAL | RENTFRO DONNA LEE ET AL | 0 | 06/29/2009 | QC | 09-FAMILY | 2010/6026 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

37739 CROOKED RD

Owner's Name/Address

BARNES ANDREW & JILL
1316 CABOT LN
SCHAUMBURG IL 60193

Tax Description

P3-29-2 SEC 29 T53N R34W W 1/2 OF NE 1/4. 80 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 221,888 TCV/TFA: 308.18

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/10/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 80.00 Acres | | 2100 | 100 | | 168,000 |
| | | | 80.00 Total Acres | | | | Total Est. Land Value = | 168,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 19.39 | 192 | 46 | 1,713 |
| Wood Frame | 17.56 | 396 | 46 | 3,199 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,912 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 84,000 | 26,944 | 110,944 | | | 22,398C |
| 2023 | 76,000 | 22,345 | 98,345 | | | 21,332C |
| 2022 | 76,000 | 20,486 | 96,486 | | | 20,317C |
| 2021 | 77,600 | 19,259 | 96,859 | | | 19,668C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Hardwood
Other: Linoleum
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 480 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 54
Floor Area: 720
Total Base New : 103,869 E.C.F.
Total Depr Cost: 47,781 X 1.025
Estimated T.C.V: 48,976

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 54 | WGEP (1 Story) |
| 96 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls D Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 720 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 | | |
| | | | Total: | 84,224 | 38,744 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 1,919 |
| Water Well, 50 Feet | | | 1 | 2,445 | 1,125 |
| Porches | | | | | |
| WGEP (1 Story) | | | 54 | 5,287 | 2,432 |
| WGEP (1 Story) | | | 96 | 7,741 | 3,561 |
| | | | Totals: | 103,869 | 47,781 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 48,976

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

Parcel Number: 010-129-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| ELFTMANN-SCHUTT KATHLEEN | JUNTUNEN GERALD M & KARYN | 175,000 | 09/18/2016 | WD | 03-ARM'S LENGTH | 2016/04757 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

TORRO RD

Owner's Name/Address

JUNTUNEN GERALD M & KARYN S
15890 TORRO RD
CHASSELL MI 49916

Tax Description

P3-29-3
SEC 29 T53N R34W
NE 1/4 OF NW 1/4. 40 A.

Comments/Influences

Class: TIMBER CUTOVER-IMP Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 10/10/2016
MAP #:
2024 Est TCV 48,560

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,280 | 0 | 24,280 | | | 24,280S |
| 2023 | 23,800 | 0 | 23,800 | | | 23,800S |
| 2022 | 23,500 | 0 | 23,500 | | | 23,500S |
| 2021 | 24,000 | 0 | 24,000 | | | 23,609C |

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

Parcel Number: 010-129-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| PROVENZANO DARLENE&ELFTMAN | WALIGURSKY CRAIG J | 30,000 | 02/11/2011 | PTA | 03-ARM'S LENGTH | | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

TORRO RD

Owner's Name/Address

WALIGURSKY CRAIG J
48420 PARK AVE
HOUGHTON MI 49931

Tax Description

P3-29-4 SEC 29 T53N R34W NW 1/4 OF NW 1/4. 40 A.

Comments/Influences

Class: TIMBER CUTOVER-IMP Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/09/2015 Qual. Fr. PA 42

MAP #:

2024 Est TCV 51,147 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,280 | 1,294 | 25,574 | | | 14,358C |
| 2023 | 23,800 | 1,047 | 24,847 | | | 13,675C |
| 2022 | 23,500 | 565 | 24,065 | | | 13,024C |
| 2021 | 24,000 | 532 | 24,532 | | | 12,608C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 0 TRAILER | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 21
Floor Area: 0
Total Base New : 3,195 E.C.F.
Total Depr Cost: 2,524 X 1.025
Estimated T.C.V: 2,587

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family PARK MODEL Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Deck | | | | | |
| Treated Wood | | | 144 | 3,195 | 2,524 |
| | | | Totals: | 3,195 | 2,524 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 2,587

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

Parcel Number: 010-129-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

TORRO RD

Owner's Name/Address

LEITNER LORRAINE & GAIMARI JEAN
4540 WESLEY TERRACE
SCHILLER PARK IL 60176

Taxpayer's Name/Address

WARREN E LASKI ESTATE
BRUCE HOUGHTON
515 N TEAL LAKE AVE
NEGAUNEE MI 49866

Tax Description

P3-29-5 SEC 29 T53N R34W SW 1/4 OF NW 1/4. 40 A.

Comments/Influences

Class: TIMBER CUTOVER-IMP Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 48,560

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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 |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,280 | 0 | 24,280 | | | 23,205C |
| 2023 | 23,800 | 0 | 23,800 | | | 22,100C |
| 2022 | 23,500 | 0 | 23,500 | | | 21,048C |
| 2021 | 24,000 | 0 | 24,000 | | | 20,376C |

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

Parcel Number: 010-129-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| ELFTMANN-SCHUTT KATHLEEN | JUNTUNEN GERALD M & KARYN | 175,000 | 09/18/2016 | WD | 03-ARM'S LENGTH | 2016/04757 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

15890 TORRO RD

Owner's Name/Address

JUNTUNEN GERALD M & KARYN S
15890 TORRO RD
CHASSELL MI 49916

Tax Description

P3-29-6 SEC 29 T53N R34W N 1/2 OF SE 1/4 OF NW 1/4. 20 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/10/2016

MAP #:

2024 Est TCV 255,072 TCV/TFA: 125.47

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 20.000 Acres | | 1,700 | 100 | | 34,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 34,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.09 | 480 | 17 | 1,803 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,803 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,000 | 110,536 | 127,536 | | | 86,711C |
| 2023 | 14,000 | 82,231 | 96,231 | | | 82,582C |
| 2022 | 14,000 | 75,516 | 89,516 | | | 78,650C |
| 2021 | 15,000 | 71,067 | 86,067 | | | 76,138C |

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

**Building Type**
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**
- X Wood/Shingle
- Aluminum/Vinyl
- Brick
- Insulation

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

- X Wood Sash
- Metal Sash
- Vinyl Sash
- X Double Hung
- Horiz. Slide
- Casement
- X Double Glass
- Patio Doors
- X Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

- X Asphalt Shingle
- Metal

Chimney: Brick

**(3) Roof (cont.)**
- Eavestrough
- Insulation
- 0 Front Overhang
- 0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: Solid X H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

X Drywall

**(7) Excavation**

Basement: 561 S.F.
Crawl: 1332 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**
- Conc. Block
- Poured Conc.
- Stone
- Treated Wood
- X Concrete Floor

**(9) Basement Finish**
- Recreation SF
- Living SF
- 1 Walkout Doors (B)
- No Floor SF
- Walkout Doors (A)

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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

- Central Air
- Wood Furnace

**(12) Electric**

100 Amps Service

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

**(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

Class: C
Effec. Age: 40
Floor Area: 2,033
Total Base New : 276,224 E.C.F.
Total Depr Cost: 165,733 X 1.025
Estimated T.C.V: 169,876

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 136 | WGEP (1 Story) |
| 90 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1893 SF Floor Area = 2033 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 561 | | |
| 1 Story | Siding | Crawl Space | 432 | | |
| 1 Story | Siding | Crawl Space | 900 | | |
| | | | Total: | 252,382 | 151,428 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,503 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,857 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,577 |
| Porches | | | | | |
| WGEP (1 Story) | | | 136 | 11,575 | 6,945 |
| Deck | | | | | |
| Treated Wood | | | 90 | 2,372 | 1,423 |
| | | | Totals: | 276,224 | 165,733 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 169,876

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1990 GARA( | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 30
Floor Area: 0
Total Base New : 36,863 E.C.F.
Total Depr Cost: 25,804 X 1.025
Estimated T.C.V: 26,449

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CAPE Cls C Blt 1990
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 3 | 1,605 | 1,123 |
| Base Cost | | | 1120 | 35,258 | 24,681 |
| | | | Totals: | 36,863 | 25,804 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 26,449

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1950 OLD | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(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 |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 55
Floor Area: 0
Total Base New : 49,741 E.C.F.
Total Depr Cost: 22,384 X 1.025
Estimated T.C.V: 22,944

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family CAPE Cls CD Blt 1950
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 616 | 22,786 | 10,254 |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 900 | 26,955 | 12,130 |
| | | | Totals: | 49,741 | 22,384 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 22,944

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

Parcel Number: 010-129-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 60,000 | 08/01/1996 | WD | 03-ARM'S LENGTH | 136:715 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 16480 TORRO RD |

| Owner's Name/Address |
|---|
| SWARTZ GARY A & DIANE J<br>16480 TORRO RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P3-29-7 SEC 29 T53N R34W S 1/2 OF SE 1/4 OF NW 1/4 & NE 1/4 OF SW1/4. 60 A. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 284,322 TCV/TFA: 253.41

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/16/2011 | 11-161 | COMPLETE |
| MOBILE HOME | 07/10/1992 | 92-293 | FOUNDATION |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 60.00 Acres | | 2100 | 100 | | 126,000 |
| | | | 60.00 Total Acres | | Total Est. Land Value = | | | 126,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.95 | 180 | 46 | 2,066 |
| Wood Frame | 27.40 | 120 | 46 | 1,512 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,578 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 63,000 | 79,161 | 142,161 | | | 68,364C |
| 2023 | 57,000 | 64,519 | 121,519 | | | 65,109C |
| 2022 | 57,000 | 59,385 | 116,385 | | | 62,009C |
| 2021 | 58,200 | 54,854 | 113,054 | | | 60,029C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 840 S.F.
Crawl: 0 S.F.
Slab: 72 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 1,122
Total Base New : 208,904 E.C.F.
Total Depr Cost: 127,431 X 1.025
Estimated T.C.V: 130,617

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WGEP (1 Story) |
| 60 | Treated Wood |

**(17) Garage**

Year Built: 1992
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: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 1122 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 840 | | |
| 1 Story | Siding | Slab | 72 | | |
| | | | Total: | 135,441 | 82,619 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,716 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,543 |
| Porches | | | | | |
| WGEP (1 Story) | | | 36 | 4,695 | 2,864 |
| Deck | | | | | |
| Treated Wood | | | 60 | 1,872 | 1,142 |
| Garages | | | | | |
| Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 768 | 23,585 | 14,387 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 653 |
| Base Cost | | | 1120 | 35,258 | 21,507 |
| | | | Totals: | 208,904 | 127,431 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 130,617

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 1920 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | 4 Wall, 160 | | | | |
| Height | 12 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 34 x 46 = 1564 | | | | |
| Cost New | $ 46,154 | | | | |
| Phy./Func./Econ. %Good | 51/100/100 51.0 | | | | |
| Depreciated Cost | $ 23,539 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->*<br><br>Unit-In-Place ->*<br><br>Items ->* | | | | | |
| E.C.F. | X 1.025 | | | | |
| % Good | 51 | | | | |
| Est. True Cash Value | $ 24,127 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 24127 / All Cards: 24127 | | | | | |

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

Parcel Number: 010-129-008-00 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. |
|---|---|---|---|---|---|---|---|---|
| JUTILA TERRY L & RITA L | JENKINS SPENCER A & CARRIE | 125,000 | 12/29/2015 | WD | 03-ARM'S LENGTH | | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

16255 TORRO RD .

Owner's Name/Address

JENKINS SPENCER A & CARRIE E
5001 PORTAGE COVE
HOUGHTON MI 49931

Tax Description

P3-29-8 SEC 29 T53N R34W

SW 1/4 OF SW 1/4 & SE 1/4 OF THE SW1/4
LYING W OF THE CL OF THE OTTER RIVER
65 ACRES
120 ACRES ORIGINALLY, SPLIT IN 2016 40 A
TO 129-008-30, 15 A TO 129-008-90
SEE 010-129-008-01 FOR 1 A AND IMPS

Comments/Influences

Class: TIMBER CUTOVER-IMP Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 01/11/2021 Qual. Fr. PA 42
MAP #:
2024 Est TCV 71,960

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 64.000 | Acres | 1,124 | 100 | | 71,960 |
| | | | 64.00 | Total Acres | | Total Est. Land Value = | | 71,960 |

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 35,980 | 0 | 35,980 | | | 30,045C |
| 2023 | 35,232 | 0 | 35,232 | | | 28,615C |
| 2022 | 34,700 | 0 | 34,700 | | | 27,253C |
| 2021 | 34,880 | 0 | 34,880 | | | 26,383C |

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

Parcel Number: 010-129-008-01 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. |
|---|---|---|---|---|---|---|---|---|
| JUTILA TERRY L & RITA L | JENKINS SPENCER A & CARRIE | 125,000 | 12/29/2015 | WD | 03-ARM'S LENGTH | | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

16255 TORRO RD .

Owner's Name/Address

JENKINS SPENCER A & CARRIE E
5001 PORTAGE COVE
HOUGHTON MI 49931

Tax Description

P3-29-8 SEC 29 T53N R34W
GHOST PARCEL FOR IMPROVEMENTS

SW 1/4 OF SW 1/4 & SE 1/4 OF THE SW1/4
LYING W OF THE CL OF THE OTTER RIVER

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 114,378 TCV/TFA: 204.25

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 1.000 Acres | | 2,800 | 100 | | 2,800 |
| | | | 1.00 Total Acres | | | | Total Est. Land Value = | 2,800 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 95 | 6,174 |

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| ROLL OFF / SF | 10.00 | 640 | 95 | 6,080 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,254 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,400 | 57,552 | 58,952 | 57,189M | | 51,065C |
| 2023 | 1,250 | 3,422 | 4,672 | 51,527D | | 50,397C |
| 2022 | 1,250 | 3,080 | 4,330 | | | 3,374C |
| 2021 | 1,260 | 2,869 | 4,129 | | | 3,267C |

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

**Building Type**

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2022 BATH | 0 |

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

**(1) Exterior**

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

**(2) Windows**

| | | | |
|---|---|---|---|
| Many | | | Large |
| Avg. | | | Avg. |
| Few | | | Small |

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

Asphalt Shingle

Chimney:

**(3) Roof (cont.)**

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 560 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

Central Air
Wood Furnace

**(12) Electric**

0 Amps Service

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | | Ave. | | Few |

**(13) Plumbing**

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

**(14) Water/Sewer**

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

**(15) Built-ins**

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

**(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
1 Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 2
Floor Area: 560
Total Base New : 98,878 E.C.F.
Total Depr Cost: 96,901 X 1.025
Estimated T.C.V: 99,324

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | Roof Cover Onl |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 208

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2022
(11) Heating System: Space Heater
Ground Area = 560 SF Floor Area = 560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Pine Logs | Slab | 560 | | |
| | | | Total: | 77,585 | 76,034 |
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Pole (Unfinished) | | | | | |
| Base Cost | | | 624 | 17,304 | 16,958 |
| No Concrete Floor | | | 208 | -1,352 | -1,325 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,447 |
| Deck | | | | | |
| w/Roof (Roof portion) | | | 168 | 2,844 | 2,787 |
| | | | Totals: | 98,878 | 96,901 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 99,324

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

Parcel Number: 010-129-008-30 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**

15799 TORRO RD

**Owner's Name/Address**

LARSON KURT ET AL
20292 UPPER MASSIE RD
CHASSELL MI 49916

**Tax Description**

P3-29-8 SEC 29 T53N R34W
NW 1/4 OF SW 1/4
SPLIT IN 2016 FROM 129-008-00

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 161,822 TCV/TFA: 202.28

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 56 | 99 | 485 |
| Sauna | 6,499.14 | 1 | 99 | 6,434 |
| Wood Frame | 31.62 | 80 | 95 | 2,403 |

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| UNPLATED TAGALONG | 20.00 | 128 | 95 | 2,432 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,754 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 20,236 | 62,236 | 80,911M | | 63,265C |
| 2023 | 38,000 | 0 | 38,000 | 56,357D | | 42,563C |
| 2022 | 38,000 | 0 | 38,000 | | | 23,054C |
| 2021 | 38,800 | 0 | 38,800 | | | 22,318C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2023 | 0 |

Condition: Good
Part. Construct.: 60%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 800 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 1
Floor Area: 800
Total Base New : 108,511 E.C.F.
Total Depr Cost: 107,427 X 1.025
Estimated T.C.V: 110,113

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 56 | CCP (1 Story) |
| 56 | CCP (1 Story) |
| 320 | Roof Cover Onl |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2023
(11) Heating System: Space Heater
Ground Area = 800 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Pine Logs | Slab | 800 | | |
| | | | Total: | 97,924 | 96,945 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| CCP (1 Story) | | | 56 | 1,632 | 1,616 |
| CCP (1 Story) | | | 56 | 1,632 | 1,616 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,472 |
| Deck | | | | | |
| w/Roof (Roof portion) | | | 320 | 4,826 | 4,778 |
| | | | Totals: | 108,511 | 107,427 |

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 110,113
60% Completed => Est. True Cash Value 2024 =

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

Parcel Number: 010-129-008-90 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 16495 TORRO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | 01/01/2024 | 2024-999-444 | FOUNDATION |
| Owner's Name/Address | P.R.E. 100% 07/07/2022 | | | | | |
| LANGLEY STEVEN N & JULIE I<br>16495 TORRO RD<br>CHASSELL MI 49916 | MAP #: | | | | | |
| | 2024 Est TCV 208,008 TCV/TFA: 168.84 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 15.000 Acres | | 3,800 | 100 | | 57,000 |
| | | | 15.00 Total Acres | | Total Est. Land Value = | | | 57,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 34.33 | 64 | 85 | 1,867 |
| Wood Frame | 23.52 | 260 | 90 | 5,503 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,370 |

Public Improvements
- 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

Tax Description

P3-29-8 SEC 29 T53N R34W

PART OF SE 1/4 OF THE SW1/4 D/F THAT PART LYING E OF THE CL OF THE OTTER RIVER SPLIT IN 2016 FROM 129-008-00

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,500 | 75,504 | 104,004 | | | 81,740C |
| 2023 | 21,000 | 46,776 | 67,776 | 83,342D | | 77,848C |
| 2022 | 21,000 | 42,971 | 63,971 | | | 54,085C |
| 2021 | 21,000 | 40,435 | 61,435 | | | 52,358C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1232 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 24
Floor Area: 1,232
Total Base New : 148,409 E.C.F.
Total Depr Cost: 112,791 X 1.025
Estimated T.C.V: 115,611

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | Treated Wood |
| 48 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1992
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,232 | | |
| | | | Total: | 138,242 | 105,064 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,384 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,923 |
| Deck | | | | | |
| Treated Wood | | | 40 | 1,530 | 1,163 |
| Treated Wood | | | 48 | 1,654 | 1,257 |
| | | | Totals: | 148,409 | 112,791 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 115,611

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2010 | 2022 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 0
Total Base New : 31,795 E.C.F.
Total Depr Cost: 27,344 X 1.025
Estimated T.C.V: 28,027

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2010
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Pole (Unfinished) | | | | | |
| Base Cost | | | 768 | 20,083 | 17,271 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 280 | 13,532 | 11,638 |
| No Concrete Floor | | | 280 | -1,820 | -1,565 |
| | | | Totals: | 31,795 | 27,344 |

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 28,027

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

Parcel Number: 010-129-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| JUNTUNEN ESTER, LIFE ESTAT | JUNTENEN GUY M & BETTY J | 60,000 | 02/13/2016 | QC | 09-FAMILY | 2016/00639 | DEED | 0.0 |
| JUNTUNEN GILBERT O & WIFE | JUNTUNEN KIM, GUY,JAN, LEN | 1 | 10/10/2008 | QC | 21-NOT USED/OTHER | 2008/05926 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

RIVER RD

Owner's Name/Address

JUNTUNEN GUY M & BETTY J
510 APPLE LANE
WEBBERVILLE MI 48892

Tax Description

P3-29-10 SEC 29 T53N R34W
NE 1/4 OF SE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 48,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 0 | 24,000 | | | 3,767C |
| 2023 | 20,000 | 0 | 20,000 | | | 3,588C |
| 2022 | 38,000 | 0 | 38,000 | | | 3,418C |
| 2021 | 38,800 | 0 | 38,800 | | | 3,309C |

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

Parcel Number: 010-129-011-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 30,000 | 05/01/2004 | WD | 03-ARM'S LENGTH | 164:835 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

37373 CROOKED RD

**Owner's Name/Address**

GAIMARI JEAN & HOUGHTON BRUCE
4540 WESLEY TERRACE
SCHILLER PARK IL 60176

**Taxpayer's Name/Address**

HOUGHTON BRUCE & GAIMARI JEAN
515 TEAL LAKE AVE
NEGAUNEE MI 49866

**Tax Description**

P3-29-11 SEC 29 T53N R34W
N 3/4 OF TH NW 1/4 OF SE 1/4, 30 A.

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 39,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 30.000 | Acres | 1,300 | 100 | | 39,000 |
| | | | 30.00 | Total Acres | | | Total Est. Land Value = | 39,000 |

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,500 | 0 | 19,500 | | | 17,010C |
| 2023 | 16,200 | 0 | 16,200 | | | 16,200S |
| 2022 | 16,200 | 0 | 16,200 | | | 16,200S |
| 2021 | 16,200 | 0 | 16,200 | | | 16,200S |

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

Parcel Number: 010-129-012-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 16522 TORRO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| WASHULESKI PAM<br>16522 TORRO RD<br>CHASSELL MI 49916 | 2024 Est TCV 75,613 TCV/TFA: 77.16 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 10.00 Acres | | 4500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 45,000 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P3-29-11A SEC 29 T53N R34W S 10 A OF NW 1/4 OF SE 1/4 D/F, COM AT CENT SEC 29, TH S 990' TO POB, TH S 330', TH E 1320', TH N 330', TH W 1320' TO POB. 10 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 15,307 | 37,807 | | | 19,708C |
| 2023 | 16,000 | 12,277 | 28,277 | | | 18,770C |
| 2022 | 16,000 | 11,276 | 27,276 | | | 17,877C |
| 2021 | 13,500 | 10,613 | 24,113 | | | 17,306C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Fair

Room List

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Wood |

**(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 |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 40
Floor Area:
Total Base New : 75,025 E.C.F.
Total Depr Cost: 29,866 X 1.025
Estimated T.C.V: 30,613

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1975
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 240
% Good: 64
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1970
(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 | | | | | | |
| Plumbing | | | | | | |
| Vent Fan | | | 1 | 80 | 28 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 1,666 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 920 | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 240 | 12,437 | 7,960 | *6 |
| | | | Totals: | 75,025 | 29,866 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 30,613

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

Parcel Number: 010-129-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| JUNTUNEN ESTHER, LIFE ESTATE<br>510 APPLE LANE<br>WEBBERVILLE MI 48892 | 2024 Est TCV 42,600 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | 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 |

Tax Description

P3-29-12 SEC 29 T53N R34W SW 1/4 OF SE 1/4
EXCEPT PARCEL DESC AS BEG AT THE NE CORNER OF THE SW 1/4 OF SE 1/4; TH S 313.06; TH W 834.84'; TH N 313.06'; TH E 834.84' TO POB 6 ACRE;
5 A COMBINED INTO 010-129-014-00 PER 2016/03738 DEED

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 34.000 Acres | | 1,253 | 100 | | 42,600 |
| | | | 34.00 Total Acres | | Total Est. Land Value = | | | 42,600 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,300 | 0 | 21,300 | | | 4,601C |
| 2023 | 17,720 | 0 | 17,720 | | | 4,382C |
| 2022 | 17,720 | 0 | 17,720 | | | 4,174C |
| 2021 | 17,720 | 0 | 17,720 | | | 4,041C |

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

Parcel Number: 010-129-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| JUNTUNEN JAN K & SHERI | WEINGARTEN JOSEPH A | 160,000 | 09/29/2017 | WD | 03-ARM'S LENGTH | 2017/05233 | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

16733 TORRO RD

**Owner's Name/Address**

WEINGARTEN JOSEPH A
16733 TORRO RD
CHASSELL MI 49916

**Tax Description**

P3-29-12A SEC 29 T53N R34W A PARCEL OF LAND BEG AT THE NE CORNER OF THE SW 1/4 OF SE 1/4; TH S 313.06; TH W 834.84'; TH N 313.06'; TH E 834.84' TO POB 6 ACRE; 5 A COMBINED FROM 010-129-013-00 PER 2016/03738 DEED

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/11/2019

MAP #:

2024 Est TCV 218,701 TCV/TFA: 138.77

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 09/28/2011 | 11-210 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 6.000 Acres | | 2,421 | 100 | | 14,525 |
| | | | 6.00 Total Acres | | Total Est. Land Value = | | | 14,525 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.22 | 100 | 46 | 1,298 |
| Wood Frame | 27.73 | 112 | 46 | 1,429 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,727 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,263 | 102,088 | 109,351 | | | 83,710C |
| 2023 | 7,025 | 82,851 | 89,876 | | | 79,724C |
| 2022 | 7,025 | 76,082 | 83,107 | | | 75,928C |
| 2021 | 7,557 | 71,591 | 79,148 | | | 73,503C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 364 S.F.
Crawl: 1212 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**

| | | |
|---|---|---|
| 364 | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 1,576
Total Base New : 265,699 E.C.F.
Total Depr Cost: 196,536 X 1.025
Estimated T.C.V: 201,449

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 240 | WCP (1 Story) |

**(17) Garage**

Year Built: 2011
Car Capacity: 2
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: 720
% Good: 96
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 1576 SF Floor Area = 1576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,212 | | | |
| 1 Story | Siding | Basement | 364 | | | |
| | | | Total: | 208,094 | 147,748 | |
| Other Additions/Adjustments | | | | | | |
| Recreation Room | | | 364 | 6,887 | 4,890 | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,160 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 | |
| Porches | | | | | | |
| WCP (1 Story) | | | 240 | 8,736 | 6,203 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | | | |
| Base Cost | | | 720 | 31,550 | 30,288 | *9 |
| | | | Totals: | 265,699 | 196,536 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 201,449

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

Parcel Number: 010-129-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-IMP | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| JUNTUNEN GUY M & BETTY J<br>510 APPLE LN<br>WEBBERVILLE MI 48892 | MAP #: | | | | | |
| | 2024 Est TCV 48,560 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

Public Improvements

- 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

Tax Description

P3-29-13 SEC 29 T53N R34W SE 1/4 OF SE 1/4. 40 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,280 | 0 | 24,280 | | | 6,772C |
| 2023 | 23,800 | 0 | 23,800 | | | 6,450C |
| 2022 | 23,500 | 0 | 23,500 | | | 6,143C |
| 2021 | 24,000 | 0 | 24,000 | | | 5,947C |

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

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

Parcel Number: 010-130-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Owner's Name/Address

STATE OF MICHIGAN

Improved | X | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 160.00 Acres | | 2100 | 100 | | 336,000 |
| | | | 160.00 Total Acres | | Total Est. Land Value = | | | 336,000 |

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P3-30-1 SEC 30 T53N R34W E 1/2 OF NE 1/4
NW 1/4 OF NE 1/4
NE 1/4 OF SE 1/4. 160 A.

Comments/Influences

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2023 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-130-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| SAGE TIMBER MICHIGAN LLC<br>850 W SHARON AVE STE 2<br>HOUGHTON MI 49931 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 437.280 Acres | | 1,040 | 100 | | 454,771 |
| | | | 437.28 Total Acres | | Total Est. Land Value = | | | 454,771 |

Public Improvements

- 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

Tax Description

P3-30-3 SEC 30 T53N R34W FRL W 1/2,
W 1/2 OF SE 1/4,
SW 1/4 OF NE 1/4
437.28 ACRES COMMERCIAL FOREST RESERVE

Comments/Influences

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

Parcel Number: 010-130-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| LOHELA WM | LOHELA TRUST WILLIAM | 0 | 08/09/2012 | QC | 03-ARM'S LENGTH | 2012/04312 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

TORRO RD

Owner's Name/Address

JENKINS SPENCER & CARRIE
5001 PORTAGE COVE
HOUGHTON MI 49931

Tax Description

P3-30-7 SEC 30 T53N R34W SE 1/4 OF SE 1/4. 40 A.

Comments/Influences

Class: TIMBER CUTOVER-IMP Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/22/2021 Qual. Fr. PA 42

MAP #:

2024 Est TCV 48,560

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

| 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 | | | 23,829C |

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

Parcel Number: 010-131-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-IMP | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| PALO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MCGANN CLINTON ET AL<br>PO BOX 10953<br>GREEN BAY WI 54307-0953 | 2024 Est TCV 166,400 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 160.000 Acres | | 1,040 | 100 | | 166,400 |
| | | | 160.00 Total Acres | | Total Est. Land Value = | | | 166,400 |

Taxpayer's Name/Address

MCGANN-LUDWIN MAUREEN
862 SW KEATS AVE
PALM CITY FL 34990

Tax Description

SEC 31 T53N R34W E 1/2 OF E 1/2 OF SEC 31. 160 A.

Comments/Influences

Public Improvements

- 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 |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 83,200 | 0 | 83,200 | | | 17,243C |
| 2023 | 81,600 | 0 | 81,600 | | | 16,422C |
| 2022 | 80,000 | 0 | 80,000 | | | 15,640C |
| 2021 | 80,000 | 0 | 80,000 | | | 15,141C |

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

Parcel Number: 010-131-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| TAPIOLA RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KAUMA TOIVO NANCY & PAUL<br>39519 LOWER WORHAM RD<br>CHASSELL MI 49916 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 140.000 Acres | | 1,040 | 100 | | 145,600 |
| | | | 140.00 Total Acres | | Total Est. Land Value = | | | 145,600 |

Public Improvements

- 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

Tax Description

P3-31-2 SEC 31 T53N R34W W 1/2 OF NE 1/4,
SW 1/4 OF SW 1/4,
E 1/2 OF SE 1/4 OF NW 1/4
140.00 ACRES COMMERCIAL FOREST RESERVE

Comments/Influences

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

Parcel Number: 010-131-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 50,000 | 07/01/2004 | WD | 03-ARM'S LENGTH | 165:977 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

DONKEN-TAPIOLA RD

Owner's Name/Address

CLISCH FAMILY NO 2 LLC
13470 HIGHWAY M38
PELKIE MI 49958

Tax Description

P3-31-4 SEC 31 T53N R34W FRL N 1/2 OF NW 1/4. 82.47 ACRES COMMERCIAL FOREST RESERVE. 165/977

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 82.470 | Acres | 1,072 | 100 | | 88,398 |
| | | | 82.47 | Total Acres | | Total Est. Land Value = | | 88,398 |

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

Parcel Number: 010-131-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| UPPER WORHAM RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KAUMA TOIVO NANCY & PAUL<br>39519 LOWER WORHAM RD<br>CHASSELL MI 49916 | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 100.030 Acres | | 1,040 | 100 | | 104,031 |
| | | | 100.03 Total Acres | | Total Est. Land Value = | | | 104,031 |

Tax Description

P3-31-5 SEC 31 T53N R34W
W 1/2 OF SE 1/4 OF NW 1/4,
SW 1/4 OF NW 1/4 AND
NW 1/4 OF SW 1/4
100.03 ACRES 167/855 COMMERCIAL FOREST RESERVE

Comments/Influences

Public Improvements

- 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

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

Parcel Number: 010-131-011-00 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: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| LAKE SUPERIOR TIMBERLANDS LLC<br>C/O MOLPUS TIMBERLANDS MGT LLC<br>654 NORTH STATES STREET<br>JACKSON MS 39202 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Public Improvements

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

Tax Description

P3-31-7
SEC 31 T53N R34W W 1/2 OF SE 1/4,
E 1/2 OF SW 1/4 160.00 ACRES COMMERCIAL
FOREST RESERVE

Comments/Influences

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 160.000 Acres | | 1,040 | 100 | | 166,400 |
| | | | 160.00 Total Acres | | Total Est. Land Value = | | | 166,400 |

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

Parcel Number: 010-132-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| BADEL JULIE & KRATOWICZ RU | PINTAR HEATHER | 168,000 | 10/21/2020 | WD | 03-ARM'S LENGTH | 2020/06054 | DEED | 100.0 |
| KNUUTTILA LELAND A & PATRI | BADEL JULIE & KRATOWICZ RU | 140,000 | 08/25/2009 | WD | 03-ARM'S LENGTH | 2009/05381 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
36890 RIVER RD

Owner's Name/Address
PINTAR HEATHER
36890 RIVER RD
CHASSELL MI 49916

Tax Description
P3-32-1 SEC 32 T53N R34W NE 1/4 OF NE 1/4 EXCEPT D/F, BEG AT NW COR OF NE 1/4 OF NE 1/4, TH S 466.69', TH E 466.69', TH N 466.69', TH W 466.69'TO POB ALSO EXC D/F, BEG AT NE COR OF NE1/4 OF NE 1/4, TH S 208', TH W 416', TH N 208', TH E 416' TO POB ALSO EXC THE S 416' OF NE 1/4 OF NE 1/4. ALSO EXC TH N 466.69' OF NE 1/4 OF NE 1/4. 13.63 AC M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 12/07/2020
MAP #:
2024 Est TCV 212,902 TCV/TFA: 140.81

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 14 ACRE | | | 13.63 Acres | | 3900 | 100 | | 53,157 |
| | | | 13.63 Total Acres | | | Total Est. Land Value = | | 53,157 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.44 | 168 | 69 | 2,949 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,949 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,579 | 79,872 | 106,451 | | | 81,727C |
| 2023 | 19,764 | 64,923 | 84,687 | | | 77,836C |
| 2022 | 19,764 | 59,612 | 79,376 | | | 74,130C |
| 2021 | 15,675 | 56,087 | 71,762 | | | 71,762S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 0 | 2010 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Hardwood
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 904 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 29
Floor Area: 1,512
Total Base New : 219,440 E.C.F.
Total Depr Cost: 152,972 X 1.025
Estimated T.C.V: 156,796

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 320
% Good: 46
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 904 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 280 | | | |
| 1.75 Story | Siding | Basement | 624 | | | |
| | | | Total: | 185,566 | 131,751 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,228 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 80 | 8,122 | 5,767 | |
| Garages | | | | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 320 | 11,318 | 5,206 | *4 |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,773 | |
| | | | Totals: | 219,440 | 152,972 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 156,796

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

Parcel Number: 010-132-001-35 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. |
|---|---|---|---|---|---|---|---|---|
| | | 13,000 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:155 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 43460 RIVER RD |

| Owner's Name/Address |
|---|
| GESSLER TIMOTHY D & SHELLEY S<br>608 GOLDFINCH LANE<br>SHEBOYGAN WI 53083 |

| Tax Description |
|---|
| P3-32-1D SEC 32 T53N R34W TH N 466.69' OF NE 1/4 OF NE 1/4, EXC THE W 466.69'; & EXC THE N 208' OF E 416' THEREOF. 6.52 A M/L |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 36,460

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

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 |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 6.520 Acres | | 5,592 | 100 | | 36,460 |
| | | | 6.52 Total Acres | | Total Est. Land Value = | | | 36,460 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,230 | 0 | 18,230 | | | 10,572C |
| 2023 | 13,640 | 0 | 13,640 | | | 10,069C |
| 2022 | 13,640 | 0 | 13,640 | | | 9,590C |
| 2021 | 12,975 | 0 | 12,975 | | | 9,284C |

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

Parcel Number: 010-132-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 12,000 | 06/01/2004 | WD | 03-ARM'S LENGTH | 165:129 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

GESSLER TIMOTHY D & SHELLEY S
608 GOLDFINCH LANE
SHEBOYGAN WI 53083

Tax Description

P3-32-1A SEC 32 T53N R34W A PARCEL OF LAND IN NE 1/4 OF NE 1/4, SEC 32 T53N R34W D/F, COM AT NW COR OF NE 1/4 OF NE 1/4, TH S 466.69', TH E 466.69', TH N 466.69', TH W 466.69' TO POB. 5 A. 165/129

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 30,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 5 ACRE | | | 5.00 Acres | | 6000 | 100 | | 30,000 |
| | | | 5.00 Total Acres | | Total Est. Land Value = | | | 30,000 |

Public Improvements

- 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 |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,000 | 0 | 15,000 | | | 1,146C |
| 2023 | 12,500 | 0 | 12,500 | | | 1,092C |
| 2022 | 12,500 | 0 | 12,500 | | | 1,040C |
| 2021 | 10,125 | 0 | 10,125 | | | 1,007C |

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

Parcel Number: 010-132-003-00 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**

16933 N RIVER RD

**Owner's Name/Address**

RANTA PAUL E & KAREN J
16933 N RIVER RD
CHASSELL MI 49916

**Taxpayer's Name/Address**

RANTA PAUL E & KAREN J
16933 N RIVER RD
CHASSELL MI 49916

**Tax Description**

P3-32-1B SEC 32 T53N R34W A PARCEL OF LAND IN THE NE 1/4 OF NE 1/4, SEC 32 T53N R34W D/F, BEG AT THE NE COR OF THE NE 1/4 OF NE 1/4, TH S 208', TH W 416', TH N 208', TH E 416' TO POB. 2 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 138,632 TCV/TFA: 120.34

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[X] Improved [ ] Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 2.000 Acres | | 2,650 | 100 | | 5,300 |
| | | | 2.00 Total Acres | | Total Est. Land Value = | | | 5,300 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 31.62 | 80 | 74 | 1,872 |
| Metal Prefab | 18.05 | 100 | 64 | 1,155 |

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| LEAN TO SOUND | 10.00 | 224 | 97 | 2,173 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,200 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,650 | 66,666 | 69,316 | | | 41,715C |
| 2023 | 2,500 | 54,514 | 57,014 | | | 39,729C |
| 2022 | 8,200 | 41,358 | 49,558 | | | 36,792C |
| 2021 | 9,000 | 38,920 | 47,920 | | | 35,617C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | | |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 36
Floor Area: 1,152
Total Base New : 195,262 E.C.F.
Total Depr Cost: 125,007 X 1.025
Estimated T.C.V: 128,132

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 600 | Treated Wood |
| 60 | Treated Wood |

**(17) Garage**

Year Built: 1980
Car Capacity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 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 | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 768 | | | |
| | | | Total: | 148,574 | 95,088 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,683 | |
| Deck | | | | | | |
| Treated Wood | | | 600 | 8,328 | 5,330 | |
| Treated Wood | | | 60 | 1,916 | 1,265 | *6 |
| Garages | | | | | | |
| Class: C Exterior: Block Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 600 | 26,166 | 16,746 | |
| Common Wall: 1 Wall | | | 1 | -3,406 | -2,180 | |
| Door Opener | | | 2 | 1,070 | 685 | |
| Fireplaces | | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,343 | |
| | | | Totals: | 195,262 | 125,007 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 128,132

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

Parcel Number: 010-132-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 36816 RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| JUNTUNEN LEN P & MELODY J<br>36816 RIVER RD<br>CHASSELL MI 49916 | 2024 Est TCV 171,411 TCV/TFA: 111.31 | | | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Taxpayer's Name/Address

JUNTUNEN LEN P & MELODY J
36816 RIVER RD
CHASSELL MI 49916

Tax Description

P3-32-1C SEC 32 T53N R34W THE S 416' OF NE 1/4 OF NE 1/4. 12.60 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 13 ACRE | | | 12.60 Acres | | 4000 | 100 | | 50,400 |
| | | | 12.60 Total Acres | | | Total Est. Land Value = | | 50,400 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.95 | 180 | 46 | 2,066 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,066 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 25,200 | 60,506 | 85,706 | | | 29,808C |
| 2023 | 18,900 | 49,215 | 68,115 | | | 28,389C |
| 2022 | 18,900 | 45,186 | 64,086 | | | 27,038C |
| 2021 | 15,120 | 42,517 | 57,637 | | | 26,175C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/4

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| 2 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Plywood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 240 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 |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |
| | Central Air |
| X | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 34
Floor Area: 1,540
Total Base New : 175,825 E.C.F.
Total Depr Cost: 116,044 X 1.025
Estimated T.C.V: 118,945

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 243 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 Cls CD Blt 1970
(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 1280 SF Floor Area = 1540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Crawl Space | 1,040 | | |
| 1 Story | Siding | Slab | 240 | | |
| | | | Total: | 162,225 | 107,068 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Basement, Outside Entrance, Below Grade | 1 | 2,114 | 1,395 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 2,939 |
| Water Well, 50 Feet | 1 | 2,530 | 1,670 |
| Deck | | | |
| Treated Wood | 243 | 4,503 | 2,972 |
| | Totals: | 175,825 | 116,044 |

Notes: A-FRAME

ECF (SOUTH OF 283) 1.025 => TCV: 118,945

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

Parcel Number: 010-132-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| JUNTUNEN GILBERT O & WIFE | JUNTUNEN KIM, GUY, JAN, LE | 1 | 10/10/2008 | QC | 21-NOT USED/OTHER | 2008/05926 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

36841 RIVER RD

**Owner's Name/Address**

JUNTUNEN ESTER, LIFE ESTATE
JUNTUNEN KIM GUY JAN LEN LEAH
510 APPLE LANE
WEBBERVILLE MI 48892

**Tax Description**

P3-32-2 SEC 32 T53N R34W NW 1/4 OF NE 1/4. 40 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0% Qual. Ag.

MAP #:

2024 Est TCV 179,803 TCV/TFA: 144.19

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 04/05/2021 | 2021-999-168 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.90 | 96 | 46 | 1,276 |
| Wood Frame | 23.48 | 264 | 46 | 2,852 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,128 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 65,902 | 89,902 | | | 30,478C |
| 2023 | 21,400 | 53,915 | 75,315 | | | 29,027C |
| 2022 | 20,000 | 49,493 | 69,493 | | | 27,645C |
| 2021 | 20,500 | 46,579 | 67,079 | | | 26,762C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1934 | 1960 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Plaster |
| X | Wood |

**(7) Excavation**

Basement: 780 S.F.
Crawl: 272 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 46
Floor Area: 1,247
Total Base New : 228,823 E.C.F.
Total Depr Cost: 123,565 X 1.025
Estimated T.C.V: 126,654

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WGEP (1 Story) |
| 96 | Treated Wood |

**(17) Garage**

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: 1024
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls CD Blt 1934
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1052 SF Floor Area = 1247 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 780 | | |
| 1 Story | Siding | Crawl Space | 272 | | |
| | | | Total: | 148,051 | 79,947 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,142 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,372 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,405 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,366 |
| Deck | | | | | |
| Treated Wood | | | 96 | 2,391 | 1,291 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 578 |
| Base Cost | | | 1024 | 35,594 | 19,221 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 704 | 27,970 | 15,104 |
| Porches | | | | | |
| WGEP (1 Story) | | | 24 | 2,109 | 1,139 |
| | | | Totals: | 228,823 | 123,565 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 126,654

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Equestrian Lean-Tos | | | | |
| Year Built | 1970 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Cheap | | | | |
| # of Walls, Perimeter | 4 Wall, 60 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 8 x 22 = 176 | | | | |
| Cost New | $ 1,778 | | | | |
| Phy./Func./Econ. %Good | 56/100/100 56.0 | | | | |
| Depreciated Cost | $ 996 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 1.025 | | | | |
| % Good | 56 | | | | |
| Est. True Cash Value | $ 1,021 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 1021 / All Cards: 1021 | | | | | |

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

Parcel Number: 010-132-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 36465 RIVER RD |

| Owner's Name/Address |
|---|
| TODD TERRY & SHARON<br>36465 RIVER RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P3-32-3 SEC 32 T53N R34W<br>TH NW 1/4 &<br>TH W 1/3 OF SW 1/4 OF NE 1/4;<br>& AN EASEMENT 66' WIDE ON THE E 2/3 OF N 13/15 OF N 3/8 OF SW 1/4 OF NE 1/4<br>FOR 2022 ROLL 5 PARCELS COMBINED, MAY BE SPLIT BACK OUT W/OUT LAND DIVISION |

| Comments/Influences |
|---|
| |

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/07/2022

MAP #:

2024 Est TCV 561,935 TCV/TFA: 200.69

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/23/2021 | 2021-999-258 | FOUNDATION |
| HOUSE | 04/24/2021 | 2021-010-555 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| Public Improvements |
|---|
| 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 |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 174.670 Acres | | 1,000 | 100 | | 174,670 |
| | | | 174.67 Total Acres | | Total Est. Land Value = | | | 174,670 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 31.62 | 80 | 95 | 2,403 |
| Wood Frame | 31.62 | 80 | 95 | 2,403 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,806 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 87,335 | 193,633 | 280,968 | | | 246,934C |
| 2023 | 78,602 | 156,574 | 235,176 | | 235,176A | 235,176S |
| 2022 | 78,602 | 70,028 | 148,630 | | | 148,630S |
| 2021 | 12,628 | 0 | 12,628 | | | 12,628S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2021 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2800 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 2,800
Total Base New : 380,744 E.C.F.
Total Depr Cost: 373,131 X 1.025
Estimated T.C.V: 382,459

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2021
(11) Heating System: Radiant (in-floor)
Ground Area = 2800 SF Floor Area = 2800 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 | Slab | 2,800 | | |
| | | | Total: | 321,395 | 314,968 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,456 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,666 |
| Water Well, 150 Feet | | | 1 | 8,411 | 8,243 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 960 | 42,653 | 41,800 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,575 |
| Door Opener | | | 3 | 1,605 | 1,573 |
| | | | Totals: | 380,744 | 373,131 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 382,459

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

Parcel Number: 010-132-006-25 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. |
|---|---|---|---|---|---|---|---|---|
| LEHTOLA STEVEN W & AMBER R | ERICKSON QUINN T | 110,000 | 11/08/2019 | WD | 03-ARM'S LENGTH | 2019/05957 | DEED | 100.0 |
| | | 87,000 | 07/01/2004 | WD | 03-ARM'S LENGTH | 165:347 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

36637 RIVER RD

Owner's Name/Address

ERICKSON QUINN T
36637 RIVER RD
CHASSELL MI 49916

Tax Description

P3-32-3A SEC 32 T53N R34W E 2/3 OF N 1/8 OF S 1/2 OF SW 1/4 OF NE 1/4 & E 2/3 OF S 1/4 OF N 1/2 OF SW 1/4 OF NE 1/4 ALSO E 2/3 OF N 3/7 OF S 7/8 OF S 1/2 OF SW 1/4 OF NE 1/4. 10 AC M/L 165/347

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/19/2019

MAP #:

2024 Est TCV 96,127 TCV/TFA: 110.87

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 10.000 Acres | | 2,200 | 100 | | 22,000 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 22,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.69 | 96 | 53 | 1,307 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,307 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,000 | 37,064 | 48,064 | | | 41,719C |
| 2023 | 10,000 | 30,284 | 40,284 | | | 39,733C |
| 2022 | 10,000 | 27,841 | 37,841 | | | 37,841S |
| 2021 | 10,905 | 25,981 | 36,886 | | | 36,886S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MINE HOUSE

| Yr Built | Remodeled |
|---|---|
| 1910 | 0 |

Condition: Average

Room List

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 578 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 54
Floor Area: 867
Total Base New : 143,385 E.C.F.
Total Depr Cost: 65,956 X 1.025
Estimated T.C.V: 67,605

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |
| 80 | Treated Wood |

**(17) Garage**

Year Built: 1920
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: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MINE HOUSE Cls CD Blt 1910
(11) Heating System: Forced Air w/ Ducts
Ground Area = 578 SF Floor Area = 867 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 | 578 | | |
| | | | Total: | 102,721 | 47,252 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 972 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,169 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,048 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,164 |
| Porches | | | | | |
| WGEP (1 Story) | | | 84 | 7,698 | 3,541 |
| Deck | | | | | |
| Treated Wood | | | 80 | 2,166 | 996 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 480 | 17,059 | 7,847 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,103 | 967 |
| | | | Totals: | 143,385 | 65,956 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 67,605

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - Bank (2 Story) - G | | | | |
| Year Built | 1910 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | 4 Wall, 90 | | | | |
| Height | 18 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 20 x 25 = 500 | | | | |
| Cost New | $ 25,440 | | | | |
| Phy./Func./Econ. %Good | 20/100/100 20.0 | | | | |
| Depreciated Cost | $ 5,088 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 1.025 | | | | |
| % Good | 20 | | | | |
| Est. True Cash Value | $ 5,215 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 5215 / All Cards: 5215 | | | | | |

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

Parcel Number: 010-132-006-50 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 | 09/01/2003 | WD | 03-ARM'S LENGTH | 162:435 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

36571 RIVER RD

Owner's Name/Address

PEKKALA ALAN O
931 BIRCH ST
HANCOCK MI 49930

Tax Description

P3-32-3B SEC 32 T53N R34W E 2/3 OF S 1/4 OF SW 1/4 OF NE 1/4 6.66 AC M/L 162/435 133/611

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 53,244 TCV/TFA: 49.30

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 6.660 | Acres | 2,406 | 100 | | 16,027 |
| | | | 6.66 Total Acres | | | | Total Est. Land Value = | 16,027 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,014 | 18,608 | 26,622 | | | 19,801C |
| 2023 | 7,702 | 15,427 | 23,129 | | | 18,859C |
| 2022 | 7,702 | 14,171 | 21,873 | | | 17,961C |
| 2021 | 8,389 | 13,338 | 21,727 | | | 17,388C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 2000 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 21
Floor Area:
Total Base New : 68,510 E.C.F.
Total Depr Cost: 36,309 X 1.025
Estimated T.C.V: 37,217

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 2000
(11) Heating System: Wall Furnace
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 1080 | | |
| | | | Total: | 58,131 | 30,809 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 2,989 | 1,584 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,523 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,393 |
| | | | Totals: | 68,510 | 36,309 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 37,217

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

Parcel Number: 010-132-006-60 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. |
|---|---|---|---|---|---|---|---|---|
| ANDERSON MATTHEW R & WENDY | MATZ JAMES R & AHMANN PATF | 197,000 | 02/25/2016 | WD | 03-ARM'S LENGTH | 2016/00796 | DEED | 100.0 |
| RUONAVAARA LARS W & SONJA | ANDERSON MATTHEW R & WENDY | 185,000 | 06/25/2008 | WD | 03-ARM'S LENGTH | 2008/03739 | DEED | 100.0 |
| | | 12,000 | 06/01/2004 | WD | 03-ARM'S LENGTH | 165:150 | DEED | 0.0 |
| | | | | | | | | |

Property Address
36689 RIVER RD

Owner's Name/Address
MATZ JAMES R & AHMANN PATRICIA A
36689 RIVER RD
CHASSELL MI 49916

Tax Description
P3-32-3C
SEC 32 T53N R34W
E 2/3 OF N 13/15 OF N 3/8 OF SW 1/4 OF NE 1/4.
8.67 AC M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 10/17/2016
MAP #:
2024 Est TCV 299,078 TCV/TFA: 175.52

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| POLE BARN | 04/28/2017 | 2017-010-020 | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 11/03/2009 | INSPECTED |
| LP | 11/04/2009 | DATA ENTER |
| KH | 07/28/2010 | INSPECTED |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 8.670 | Acres | 2,272 | 100 | | 19,695 |
| | | | 8.67 | Total Acres | | | Total Est. Land Value = | 19,695 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.09 | 520 | 29 | 3,331 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,331 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,848 | 139,691 | 149,539 | | | 113,649C |
| 2023 | 9,136 | 113,047 | 122,183 | | | 108,238C |
| 2022 | 9,136 | 103,823 | 112,959 | | | 103,084C |
| 2021 | 9,979 | 97,692 | 107,671 | | | 99,791C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2004 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |

Class: C
Effec. Age: 11
Floor Area: 1,704
Total Base New : 302,606 E.C.F.
Total Depr Cost: 269,319 X 1.025
Estimated T.C.V: 276,052

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 536 | WCP (1 Story) |
| 18 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 766
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2004
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1704 SF Floor Area = 1704 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 | Siding | Basement | 1,704 | | |
| | | | Total: | 245,018 | 218,067 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,229 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,047 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,237 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,340 |
| Porches | | | | | |
| WCP (1 Story) | | | 536 | 17,098 | 15,217 |
| CPP | | | 18 | 197 | 175 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 766 | 26,726 | 23,786 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,933 |
| Door Opener | | | 1 | 535 | 476 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 678 |
| | | | Totals: | 302,606 | 269,319 |

Notes: STARTED 2000 FINISHED IN '04
ECF (SOUTH OF 283) 1.025 => TCV: 276,052

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

Parcel Number: 010-132-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 36598 RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ANDERSON MATHEW J & GLADYS<br>33321 MAKI RD<br>PELKIE MI 49958 | 2024 Est TCV 131,881 TCV/TFA: 130.32 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.87 | 182 | 64 | 2,897 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,897 |

| Public Improvements | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| Topography of Site | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P3-32-4 SEC 32 T53N R34W SE 1/4 OF NE 1/4. 40 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 41,941 | 65,941 | | | 22,885C |
| 2023 | 20,000 | 33,730 | 53,730 | | | 21,796C |
| 2022 | 20,000 | 30,955 | 50,955 | | | 20,759C |
| 2021 | 20,000 | 29,121 | 49,121 | | | 20,096C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 1960 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 705 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 56
Floor Area: 1,012
Total Base New : 175,576 E.C.F.
Total Depr Cost: 79,009 X 1.025
Estimated T.C.V: 80,984

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 20 | WPP |
| 100 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 1248
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(11) Heating System: Forced Hot Water
Ground Area = 705 SF Floor Area = 1012 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 | 615 | | |
| 1 Story | Siding | Basement | 90 | | |
| | | | Total: | 138,266 | 62,220 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,142 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,183 |
| Deck | | | | | |
| Treated Wood | | | 100 | 2,500 | 1,125 |
| Porches | | | | | |
| WPP | | | 20 | 1,037 | 467 |
| Garages | | | | | |
| Class: CD Exterior: Pole (Unfinished) | | | | | |
| Base Cost | | | 1248 | 26,383 | 11,872 |
| | | | Totals: | 175,576 | 79,009 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 80,984

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

Parcel Number: 010-132-012-00 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: AGRICULTURAL-VACAN | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 11/01/2011 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PETERSON NELS JR & C JUNTUNEN<br>& CHERYL / MICHAEL PETERSON<br>36211 RIVER RD<br>CHASSELL MI 49916 | 2024 Est TCV 58,335 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 39.500 Acres | | 1,477 | 100 | | 58,335 |
| | | | 39.50 Total Acres | | Total Est. Land Value = | | | 58,335 |

Public Improvements

- 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

Tax Description

P3-32-9 SEC 32 T53N R34W NE 1/4 OF SW 1/4 EXCEPT .50 ACRE PARCELSOLD TO CLINE (P3-32-9A). 39.50 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,168 | 0 | 29,168 | | | 5,759C |
| 2023 | 21,230 | 0 | 21,230 | | | 5,485C |
| 2022 | 19,750 | 0 | 19,750 | | | 5,224C |
| 2021 | 20,300 | 0 | 20,300 | | | 5,058C |

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

Parcel Number: 010-132-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 36427 RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| NEAULT TERRY<br>36427 RIVER RD<br>CHASSELL MI 49916 | 2024 Est TCV 47,261 TCV/TFA: 73.85 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 0.516 Acres | | 2,800 | 100 | | 1,445 |
| | | | 0.52 Total Acres | | | Total Est. Land Value = | | 1,445 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 20.38 | 320 | 46 | 3,000 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,000 |

Taxpayer's Name/Address

NEAULT TERRY
25242 RIDGE ST
CALUMET MI 49913

Tax Description

P3-32-9A SEC 32 T53N R34W PART OF THE NE 1/4 OF SW 1/4 SEC 32 T53NR34W D/F, COMMENCING AT THE NE CORNER OF THE NE 1/4 OF SW 1/4, TH S 109' TO POB, TH S 150', TH W 150', TH N 150', TH E 150' TO POB. .50 A.

Comments/Influences

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 723 | 22,908 | 23,631 | | | 1,146C |
| 2023 | 645 | 18,542 | 19,187 | | | 1,092C |
| 2022 | 645 | 17,007 | 17,652 | | | 1,040C |
| 2021 | 650 | 15,992 | 16,642 | | | 1,007C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 640 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 640
Total Base New : 92,828 E.C.F.
Total Depr Cost: 41,772 X 1.025
Estimated T.C.V: 42,816

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAMP Cls CD Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 640 SF Floor Area = 640 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 | 640 | | |
| | | | Total: | 75,827 | 34,122 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 160 | 11,661 | 5,247 |
| WGEP (1 Story) | | | 48 | 5,340 | 2,403 |
| | | | Totals: | 92,828 | 41,772 |

Notes: COTTAGE
ECF (SOUTH OF 283) 1.025 => TCV: 42,816

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

Parcel Number: 010-132-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 11/01/2011 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PETERSON NELS JR & C JUNTUNEN &CHERYL / MICHAEL PETERSON 36211 RIVER RD CHASSELL MI 49916 | 2024 Est TCV 48,000 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Tax Description

P3-32-10 SEC 32 T53N R34W NW 1/4 OF SW 1/4. 40 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 0 | 24,000 | | | 8,981C |
| 2023 | 20,000 | 0 | 20,000 | | | 8,554C |
| 2022 | 20,000 | 0 | 20,000 | | | 8,147C |
| 2021 | 20,000 | 0 | 20,000 | | | 7,887C |

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

Parcel Number: 010-132-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 16166 PALO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/13/2019 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PETERSON NELS JR & C JUNTUNEN<br>CHERYL/MICHAEL N PETERSON<br>36211 RIVER RD<br>CHASSELL MI 49916 | 2024 Est TCV 53,390 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 39.820 Acres | | 1,201 | 100 | | 47,838 |
| | | | 39.82 Total Acres | | Total Est. Land Value = | | | 47,838 |

Public Improvements

- Dirt Road
- X Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P3-32-11 SEC 32 T53N R34W SW 1/4 OF SW 1/4 & EXCEPT THE E 160.1' OF THE S 50' THEREOF OR .18 ACRES 39.82 ACRES M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 23,919 | 2,776 | 26,695 | | | 10,804C |
| 2023 | 19,932 | 2,207 | 22,139 | | | 10,290C |
| 2022 | 19,932 | 18,697 | 38,629 | | | 9,800C |
| 2021 | 19,932 | 17,597 | 37,529 | | | 9,487C |

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 112 | | | | |
| Height | 12 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 32 x 24 = 768 | | | | |
| Cost New | $ 18,055 | | | | |
| Phy./Func./Econ. %Good | 30/100/100 30.0 | | | | |
| Depreciated Cost | $ 5,417 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items ->  | | | | | |
| E.C.F. | X 1.025 | | | | |
| % Good | 30 | | | | |
| Est. True Cash Value | $ 5,552 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 5552 / All Cards: 5552 | | | | | |

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

Parcel Number: 010-132-016-00 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 |
|---|
| 36211 RIVER RD |

| Owner's Name/Address |
|---|
| PETERSON NELS JR & MICHAEL N<br>& CHERYL & CINDY L JUNTUNEN<br>36211 RIVER RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P3-32-12 SEC 32 T53N R34W SE 1/4 OF SW 1/4 EXCEPT THE W 189.9' OF THE S 50' THEREOF OR .22 ACRES 39.78 ACRES M/L 165/150 |

| Comments/Influences |
|---|
| |

Class: AGRICULTURAL-IMPRO Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 50% 01/27/2021

MAP #:

2024 Est TCV 108,978 TCV/TFA: 100.91

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 39.780 Acres | | 1,476 | 100 | | 58,707 |
| | | | 39.78 Total Acres | | Total Est. Land Value = | | | 58,707 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,354 | 25,135 | 54,489 | | | 19,312C |
| 2023 | 21,325 | 23,166 | 44,491 | | | 18,393C |
| 2022 | 19,890 | 21,032 | 40,922 | | | 17,518C |
| 2021 | 20,412 | 19,793 | 40,205 | | | 16,959C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 1980 |

Condition: Poor

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 720 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 1,080
Total Base New : 134,271 E.C.F.
Total Depr Cost: 60,422 X 0.832
Estimated T.C.V: 50,271

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 1080 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 | 720 | | |
| | | | Total: | 124,298 | 55,934 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,004 |
| Water Well, 100 Feet | | | 1 | 5,520 | 2,484 |
| | | | Totals: | 134,271 | 60,422 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 50,271

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

Parcel Number: 010-132-016-50 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

Owner's Name/Address

HOUGHTON CO RD COMMISSION
ROYCE RD
HANCOCK MI 49930

Tax Description

P3-32-11A P3-32-12A 32 T53N R34W PARCEL #1 PART OF SW 1/4 OF SW 1/4 OF SEC 32; TH E 160.1' OF THE S 50' THEREOFCONT .18 ACRE PARCEL #2 PART OF SE 1/4 OF SW 1/4 TH W 189.9' OF THE S 50' THERE OF .22 ACRE TOTAL ACRE .40

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 0.400 Acres | | 50,000 | 100 | | 20,000 |
| | | | 0.40 Acres | | 0 | 100 | | 0 |
| | | | 0.80 Total Acres | | Total Est. Land Value = | | | 20,000 |

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

Parcel Number: 010-132-017-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 3,000 | 10/01/1996 | WD | 03-ARM'S LENGTH | 137:121 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

36556 RIVER RD

**Owner's Name/Address**

KINNUNEN JOHN C & DEBRA A
36556 RIVER RD
CHASSELL MI 49916

**Taxpayer's Name/Address**

KINNUNEN JOHN C & DEBRA A
36556 RIVER RD
CHASSELL MI 49916

**Tax Description**

P3-32-13 SEC 32 T53N R34W N 1/2 OF NE 1/4 OF SE 1/4. 20 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 83,342 TCV/TFA: 106.85

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 20.000 Acres | | 1,700 | 100 | | 34,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 34,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,000 | 24,671 | 41,671 | | | 12,105C |
| 2023 | 14,000 | 19,704 | 33,704 | | | 11,529C |
| 2022 | 14,000 | 18,101 | 32,101 | | | 10,980C |
| 2021 | 15,000 | 17,032 | 32,032 | | | 10,630C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 624 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 59
Floor Area: 780
Total Base New : 106,977 E.C.F.
Total Depr Cost: 48,139 X 1.025
Estimated T.C.V: 49,342

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 624 | | |
| | | | Total: | 99,994 | 44,997 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,004 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,138 |
| | | | Totals: | 106,977 | 48,139 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 49,342

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

Parcel Number: 010-132-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| DELICH MICHAEL J & JULIE | DELICH MICHAEL & JULIE & H | 0 | 06/18/2014 | QC | 09-FAMILY | 2014/03110 | DEED | 0.0 |
| DELICH MICHAEL J & JULIE | DELICH MICHAEL & JULIE & H | 0 | 06/18/2014 | QC | 09-FAMILY | 2014/03110 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

RIVER RD

Owner's Name/Address

DELICH MICHAEL
DELICH HARLEY J & AIMEE M; LB
36340 RIVER RD
CHASSELL MI 49916

Tax Description

P3-32-14 SEC 32 T53N R34W S 1/2 OF NE 1/4 OF SE 1/4. 20 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/24/2014

MAP #:

2024 Est TCV 34,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

[ ] 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 |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 20.000 Acres | | 1,700 | 100 | | 34,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 34,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,000 | 0 | 17,000 | | | 2,503C |
| 2023 | 14,000 | 0 | 14,000 | | | 2,384C |
| 2022 | 14,000 | 0 | 14,000 | | | 2,271C |
| 2021 | 13,000 | 0 | 13,000 | | | 2,199C |

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

Parcel Number: 010-132-019-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 36534 RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| NAHRSTADT DONALD G & WIFE<br>4316 N RIDGEWAY AVE<br>CHICAGO IL 60618 | 2024 Est TCV 65,114 TCV/TFA: 58.50 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 2.980 Acres | | 2,552 | 100 | | 7,604 |
| | | | 2.98 Total Acres | | Total Est. Land Value = | | | 7,604 |

Tax Description

P5-32-15 SEC 32 T53N R34W A PARCEL OF LAND IN NW 1/4 OF SE 1/4 OF SEC 32 T53N R34W D/F, COM AT NE COR OF NW 1/4 OF SE 1/4 OF SEC 32, TH S 16.5', TH W 12' TO POB, TH S 208', TH W PARALLEL TO GOVERNMENT SURVEY LINE 624',TH N 208', TH E 624' PARALLEL TO GOVERNMENT SURVEY LINE TO POB. 2.98 A.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/24/2009 | DATA ENTER |
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,802 | 28,755 | 32,557 | | | 23,613C |
| 2023 | 3,651 | 22,967 | 26,618 | | | 22,489C |
| 2022 | 3,651 | 21,097 | 24,748 | | | 21,419C |
| 2021 | 3,754 | 19,853 | 23,607 | | | 20,735C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1945 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Hardwood
Other: Softwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 876 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 59
Floor Area: 1,113
Total Base New : 138,539 E.C.F.
Total Depr Cost: 56,107 X 1.025
Estimated T.C.V: 57,510

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | WGEP (1 Story) |
| 64 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 876 SF Floor Area = 1113 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/90/100/100/40.5
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Crawl Space | 396 | | |
| 1.25 Story | Siding | Crawl Space | 480 | | |
| 0.5 Story | Siding | Overhang | 36 | | |
| | | | Total: | 120,057 | 48,622 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 1,803 |
| Water Well, 50 Feet | 1 | 2,530 | 1,025 |
| Porches | | | |
| WGEP (1 Story) | 40 | 4,961 | 2,009 |
| Deck | | | |
| Treated Wood | 64 | 1,938 | 785 |
| Fireplaces | | | |
| Interior 1 Story | 1 | 4,600 | 1,863 |
| | Totals: | 138,539 | 56,107 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 57,510

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

Parcel Number: 010-132-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| DELICH MICHAEL J & JULIE | DELICH MICHAEL & JULIE & H | 0 | 06/18/2014 | QC | 09-FAMILY | 2014/03110 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

36340 RIVER RD

**Owner's Name/Address**

DELICH MICHAEL
DELICH HARLEY J & AIMEE M; LB
36340 RIVER RD
CHASSELL MI 49916

**Tax Description**

P3-32-16 SEC 32 T53N R34W NW 1/4 OF SE 1/4 LESS 3 A D/F BEG AT A PT 16 1/2' DUE S FROM GOV'T SURVEY POST AT NE COR OF ABOVE FORTY, 208' DUE S & THENCE FROM THAT PT 624' DUE W & FROM THAT PT 208' DUE N & FROM THAT PT 624' DUE E PAR TO GOV'T SURVEY LINE. 37 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/17/1994

MAP #:

2024 Est TCV 115,596 TCV/TFA: 145.95

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

Public Improvements

- 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 |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 37.000 Acres | | 1,224 | 100 | | 45,300 |
| | | | 37.00 Total Acres | | Total Est. Land Value = | | | 45,300 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,650 | 35,148 | 57,798 | | | 31,338C |
| 2023 | 18,860 | 28,174 | 47,034 | | | 29,846C |
| 2022 | 18,860 | 25,880 | 44,740 | | | 28,425C |
| 2021 | 19,300 | 15,347 | 34,647 | | | 21,333C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 528 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 792
Total Base New : 134,697 E.C.F.
Total Depr Cost: 68,581 X 1.025
Estimated T.C.V: 70,296

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 63 | WGEP (1 Story) |

**(17) Garage**

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: 424
% Good: 89
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 528 SF Floor Area = 792 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 | 528 | | | |
| | | | Total: | 95,038 | 42,767 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,004 | |
| Water Well, 200 Feet | | | 1 | 10,153 | 4,569 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 63 | 6,366 | 2,610 | *4 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 424 | 17,617 | 15,679 | *8 |
| Door Opener | | | 2 | 1,070 | 952 | |
| | | | Totals: | 134,697 | 68,581 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 70,296

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

Parcel Number: 010-132-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| FIELDS JOHN W | FIELDS JOHN W & LINDA L TR | 100 | 05/19/2015 | QC | 09-FAMILY | 2015/02617 | DEED | 0.0 |
| FIELDS JOHN W & PAUL M | FIELDS JOHN W | 1 | 10/15/1993 | WD | 03-ARM'S LENGTH | 123/509 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

FIELDS JOHN W & LINDA L TRUSTEES
4310 N 60TH AVE
WAUSAU WI 54401

Tax Description

P3-32-17 SEC 32 T53N R34W
SW 1/4 OF SE 1/4 EXCEPT THE S 825'
THEREOF. CONT 15 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 57,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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 |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 15 ACRE | | | 15.00 Acres | | 3800 | 100 | | 57,000 |
| | | | 15.00 Total Acres | | Total Est. Land Value = | | | 57,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,500 | 0 | 28,500 | | | 5,559C |
| 2023 | 21,000 | 0 | 21,000 | | | 5,295C |
| 2022 | 21,000 | 0 | 21,000 | | | 5,043C |
| 2021 | 16,875 | 0 | 16,875 | | | 4,882C |

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

Parcel Number: 010-132-022-00 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. |
|---|---|---|---|---|---|---|---|---|
| FIELDS PAUL M & JOHN W | FIELDS PAUL M | 1 | 10/15/1993 | WD | 03-ARM'S LENGTH | 123/507 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

36006 RIVER RD

Owner's Name/Address

FIELDS PAUL M & KRISTINA M
945 7TH AVE
PLATTEVILLE WI 53818

Tax Description

P3-32-17A SEC 32 T53N R34W THE S 825' OF THE SW 1/4 OF SE 1/4. CONT 25 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 182,927 TCV/TFA: 166.60

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 25 ACRES | | | 25.00 Acres | | 3000 | 100 | | 75,000 |
| | | | 25.00 Total Acres | | | | Total Est. Land Value = | 75,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.56 | 256 | 84 | 5,066 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,066 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 37,500 | 53,964 | 91,464 | | | 37,163C |
| 2023 | 25,000 | 44,033 | 69,033 | | | 35,394C |
| 2022 | 25,000 | 43,065 | 68,065 | | | 33,709C |
| 2021 | 25,000 | 35,988 | 60,988 | | | 32,633C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1990 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 636 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 24
Floor Area: 1,098
Total Base New : 132,042 E.C.F.
Total Depr Cost: 100,352 X 1.025
Estimated T.C.V: 102,861

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | CCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1990
(11) Heating System: Space Heater
Ground Area = 780 SF Floor Area = 1098 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 | Siding | Slab | 636 | | |
| 1 Story | Siding | Overhang | 144 | | |
| | | | Total: | 122,975 | 93,461 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| CCP (1 Story) | | | 144 | 3,843 | 2,921 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,970 |
| | | | Totals: | 132,042 | 100,352 |

Notes: COTTAGE
ECF (SOUTH OF 283) 1.025 => TCV: 102,861

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

Parcel Number: 010-132-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| DELICH MICHAEL J & JULIE | DELICH MICHAEL & JULIE & H | 0 | 06/18/2014 | QC | 09-FAMILY | 2014/03110 | DEED | 0.0 |
| DELICH MICHAEL J & JULIE | DELICH MICHAEL & JULIE & H | 0 | 06/18/2014 | QC | 09-FAMILY | 2014/03110 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

RIVER RD

**Owner's Name/Address**

DELICH MICHAEL
DELICH HARLEY J & AIMEE M; LB
36340 RIVER RD
CHASSELL MI 49916

**Tax Description**

P3-32-18 SEC 32 T53N R34W N 1/2 OF SE 1/4 OF SE 1/4. 20 A.

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/20/2014

MAP #:

2024 Est TCV 34,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 20.000 Acres | | 1,700 | 100 | | 34,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 34,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,000 | 0 | 17,000 | | | 2,575C |
| 2023 | 14,000 | 0 | 14,000 | | | 2,453C |
| 2022 | 14,000 | 0 | 14,000 | | | 2,337C |
| 2021 | 13,000 | 0 | 13,000 | | | 2,263C |

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

Parcel Number: 010-132-024-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| KARINEN ROBERT P & KAREN J | PARKER AIMEE & DELICH HARI | 0 | 07/15/2014 | QC | 03-ARM'S LENGTH | 2014/03690 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: AGRICULTURAL-VACAN | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 35934 RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/16/2016 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PARKER AIMEE & DELICH HARLEY<br>35934 N RIVER RD<br>CHASSELL MI 49916 | 2024 Est TCV 33,500 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 20.000 Acres | | 1,675 | 100 | | 33,500 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 33,500 |

| Public Improvements |
|---|
| 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 |

| Tax Description |
|---|
| P3-32-19 SEC 32 T53N R34W S 1/2 OF SE 1/4 OF SE 1/4. 20 A. |

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 07/28/2010 | INSPECTED |
| SC | 11/10/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,750 | 0 | 16,750 | | | 11,576C |
| 2023 | 13,000 | 0 | 13,000 | | | 11,025C |
| 2022 | 10,500 | 0 | 10,500 | | | 10,500S |
| 2021 | 12,000 | 0 | 12,000 | | | 12,000S |

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

Parcel Number: 010-133-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| BYLER EMANUEL E & MARIAM | LAUX ROBERT J & CHERI COON | 35,000 | 04/01/2005 | WD | 03-ARM'S LENGTH | 167:902 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MOSKOW RD

Owner's Name/Address

LAUX ROBERT J & COON CHERI A
36920 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P3-33-1 SEC 33 T53N R34W NE 1/4 OF NE 1/4 EXCEPT PARCEL SOLD ON CODE P3-33-1A CONTAINS 35.55 ACRES M/L

Comments/Influences

Class: AGRICULTURAL-VACAN Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/17/1994 Qual. Ag.

MAP #:

2024 Est TCV 53,015

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 35.500 Acres | | 1,493 | 100 | | 53,015 |
| | | | 35.50 Total Acres | | Total Est. Land Value = | | | 53,015 |

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,508 | 0 | 26,508 | | | 17,399C |
| 2023 | 19,870 | 0 | 19,870 | | | 16,571C |
| 2022 | 17,750 | 0 | 17,750 | | | 15,782C |
| 2021 | 18,700 | 0 | 18,700 | | | 15,278C |

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

Parcel Number: 010-133-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| BROOKHOUSE JON & BARBARA | BROOKHOUSE TRUST JON & BAR | 0 | 02/21/2014 | QC | 03-ARM'S LENGTH | 2014/00609 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

17851 MOSKOW RD

**Owner's Name/Address**

BROOKHOUSE TRUST JON & BARBARA
17851 MOSCOW RD
CHASSELL MI 49916

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 195,089 TCV/TFA: 136.24

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Tax Description**

P3-33-1A SEC 33 T53N R34W PAR OF LAND IN NE 1/4 OF NE 1/4 OF SEC 33 D/F: COM AT NE COR OF SEC 33, TH N 88 DEG 28' 30" W ALG N LINE OF SEC 33, 845'TO POB.
TH N 88 DEG 28' 30" W ALG N LINEOF SEC 33 502.5' TO NW COR OF NE 1/4 OF NE 1/4 OF SEC 33, TH S 1 DEG 31' 30" W ALG N-S 1/16 LINE 419.68', TH S 88 DEG 28' 30" E 376.75', TH N 26 DEG 31' 30" E297.56', TH N 1 DEG 31' 30" E 150' M/L TO POB.
CONTAINS 4.45 ACRES M/L

**Comments/Influences**

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/15/2008 | INSPECTED |
| LP | 11/19/2008 | DATA ENTER |
| KH | 08/03/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 4.450 | Acres | 6,494 | 100 | | 28,900 |
| | | | 4.45 | Total Acres | Total Est. Land Value = | | | 28,900 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,450 | 83,095 | 97,545 | | | 57,221C |
| 2023 | 12,225 | 67,623 | 79,848 | | | 54,497C |
| 2022 | 12,225 | 62,101 | 74,326 | | | 51,902C |
| 2021 | 11,225 | 58,433 | 69,658 | | | 50,244C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1972 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | 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 | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1032 S.F.
Crawl: 400 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**

| | | |
|---|---|---|
| 120 | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | Separate Shower |
| 2 | 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:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |
| 2 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 39
Floor Area: 1,432
Total Base New : 262,342 E.C.F.
Total Depr Cost: 160,028 X 1.025
Estimated T.C.V: 164,029

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | WGEP (1 Story) |
| 144 | Treated Wood |

**(17) Garage**

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: 420
% Good: 61
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls C Blt 1972
(11) Heating System: Forced Hot Water
Ground Area = 1432 SF Floor Area = 1432 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 | 1,032 | | |
| 1 Story | Siding | Crawl Space | 400 | | |
| | | | Total: | 203,659 | 124,231 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 120 | 2,270 | 1,385 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,528 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,774 |
| Ceramic Tile Floor | | | 2 | 2,192 | 1,337 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,904 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,604 |
| Porches | | | | | |
| WGEP (1 Story) | | | 168 | 13,218 | 8,063 |
| Deck | | | | | |
| Treated Wood | | | 144 | 3,267 | 1,993 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 420 | 19,631 | 11,975 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,603 |
| Door Opener | | | 1 | 535 | 326 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 465 |
| Fireplaces | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-133-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 73,500 | 08/01/1998 | WD | 03-ARM'S LENGTH | 144:270 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: AGRICULTURAL-IMPRO | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 36920 TAPIOLA RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| LAUX ROBERT J & COON CHERI A<br>36920 TAPIOLA RD<br>CHASSELL MI 49916 | 2024 Est TCV 203,146 TCV/TFA: 172.74 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 36.000 Acres | | 1,491 | 100 | | 53,680 |
| | | | 36.00 Total Acres | | | Total Est. Land Value = | | 53,680 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,828.80 | 1 | 95 | 6,488 |
| Wood Frame | 27.94 | 140 | 64 | 2,504 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,992 |

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [X] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [X] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [X] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

P3-33-2 SEC 33 T53N R34W NW 1/4 OF NE 1/4 EXCEPT PARCEL SOLD ON CODE P3-33-2A. 36 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,840 | 74,733 | 101,573 | | | 77,204C |
| 2023 | 20,040 | 70,151 | 90,191 | | | 73,528C |
| 2022 | 18,000 | 68,827 | 86,827 | | | 70,027C |
| 2021 | 18,900 | 61,925 | 80,825 | | | 67,790C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 1970 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 784 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 46
Floor Area: 1,176
Total Base New : 180,635 E.C.F.
Total Depr Cost: 97,544 X 0.832
Estimated T.C.V: 81,157

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 224 | WGEP (1 Story) |
| 88 | WGEP (1 Story) |
| 48 | Treated Wood |

**(17) Garage**

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 576

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 784 SF Floor Area = 1176 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 | 784 | | |
| | | | Total: | 133,743 | 72,222 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,142 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,405 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,366 |
| Porches | | | | | |
| WGEP (1 Story) | | | 224 | 14,620 | 7,895 |
| WGEP (1 Story) | | | 88 | 7,950 | 4,293 |
| Deck | | | | | |
| Treated Wood | | | 48 | 1,654 | 893 |
| Garages | | | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 16,710 | 9,023 |
| No Concrete Floor | | | 576 | -3,139 | -1,695 |
| | | | Totals: | 180,635 | 97,544 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 81,157

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

| Building Type | Barn - General Purpose | Barn - General Purpose | Utility Lean-Tos | Utility Lean-Tos | Farm Utility Buildings |
|---|---|---|---|---|---|
| Year Built | 1999 | 1996 | 1980 | 1980 | 1980 |
| Class/Construction | D,Pole | D,Pole | D,Pole | D,Pole | D,Pole |
| Quality/Exterior | Average | Low Cost | Low Cost | Low Cost | Low Cost |
| # of Walls, Perimeter | 4 Wall, 164 | 4 Wall, 168 | 4 Wall, 1520 | 4 Wall, 152 | 4 Wall, 168 |
| Height | 12 | 10 | 12 | 12 | 12 |
| Heating System | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling |
| Length/Width/Area | 48 x 34 = 1632 | 60 x 24 = 1440 | 60 x 16 = 960 | 60 x 16 = 960 | 16 x 20 = 320 |
| Cost New | $ 47,899 | $ 30,312 | $ 20,611 | $ 8,535 | $ 6,173 |
| Phy./Func./Econ. %Good | 68/100/100 68.0 | 59/100/100 59.0 | 59/100/100 59.0 | 59/100/100 59.0 | 59/100/100 59.0 |
| Depreciated Cost | $ 32,571 | $ 17,884 | $ 12,160 | $ 5,036 | $ 3,642 |
| + Unit-In-Place Items | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Description, Size X Rate X %Good = Cost<br>Itemized -><br>Unit-In-Place -><br>Items -> | | | | | |
| E.C.F. | X 0.832 | X 0.832 | X 0.832 | X 0.832 | X 0.832 |
| % Good | 68 | 59 | 59 | 59 | 59 |
| Est. True Cash Value | $ 27,099 | $ 14,880 | $ 10,118 | $ 4,190 | $ 3,030 |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 59317 / All Cards: 59317 | | | | | |

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

Parcel Number: 010-133-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 09/01/2004 | WD | 03-ARM'S LENGTH | 166:184 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

17699 MOSKOW RD

Owner's Name/Address

LAFERNIER JOSEPH E
12998 PELTO RD
BARAGA MI 49908

Tax Description

P3-33-2A SEC 33 T53N R34W A PARCEL OF LAND IN THE NE COR OF NW 1/4 OF NE 1/4, SEC 33 T53N R34W D/F, BEG AT INTERSECTION OF SOUTH LINE OF CO RD & EAST LINE OF NW 1/4 OF NE 1/4 OF SEC 33, TH W 417.5', TH S 417.5', TH E 417.5', TH N 417.5' TO POB. 4 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 48,252 TCV/TFA: 100.53

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,000 | 10,126 | 24,126 | | | 15,101C |
| 2023 | 12,000 | 8,566 | 20,566 | | | 14,382C |
| 2022 | 12,000 | 7,869 | 19,869 | | | 13,698C |
| 2021 | 9,000 | 7,404 | 16,404 | | | 13,261C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Warm Air |
| X | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Low
Effec. Age: 18
Floor Area:
Total Base New : 38,853 E.C.F.
Total Depr Cost: 19,758 X 1.025
Estimated T.C.V: 20,252

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home 1 Cls Low Blt 1980
(11) Heating System: Wall Furnace
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 480 | | | |
| | | | Total: | 26,396 | 13,463 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 2,128 | |
| Water Well, 50 Feet | | | 1 | 2,445 | 1,247 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 84 | 5,840 | 2,920 | *5 |
| | | | Totals: | 38,853 | 19,758 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 20,252

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

Parcel Number: 010-133-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| SAARELA ART JACK & TOM | SAARELA JOHN & NORMAN & ST | 0 | 11/20/2014 | LC | 16-LC PAYOFF | 2014/06018 | DEED | 0.0 |
| SAARELA IDA & ARTHUR | SAARELA ARTHUR L, JACK, TC | 18,946 | 07/01/1992 | WD | 03-ARM'S LENGTH | 167:1754 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

36608 TAPIOLA RD

**Owner's Name/Address**

SAARELA JOHN & NORMAN & STEVE
C/O NORMAN SAARELA
18641 POINCIANA
REDFORD MI 48240

**Tax Description**

P3-33-3 SEC 33 T53N R34W A PARCEL OF LAND BEING A PART OF THE S 1/2 OF S 1/2 OF NE 1/4; COM AT THE N 1/4 CORNER OF SEC 33, TH S 01 DEG 11' 08" W 2111.55' ALONG THE NORTH AND SOUTH QUARTER LINE OF SEC 33 TO THE POB; TH CONTINUING S 01 DEG 11' 08" W 703.85' TO THE INTERIOR CORNER OF SEC 33; TH S 89 DEG 50' 08" E 2667.96' TO THE EAST QUARTER CORNER OF SEC 33; TH N 01 DEG 46' 01" E 675.33' ALONG THE EAST LINE OF SEC 33; TH N 89 DEG 13' 16" W 2674.46' TO THE POB. 42.28 ACRES M/L SPLIT/COMB WITH 010-134-005-00 FOR 2015 PER SURVEY.
OLD LEGAL:
SEC 33 T53N R34W S 1/2 OF NE 1/4 EXCEPT 1 A PARCEL IN EXTREME NW CORNER OF SW 1/4
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 96,916 TCV/TFA: 121.15

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

- 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 |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 42.280 Acres | | 1,173 | 100 | | 49,596 |
| | | | 42.28 Total Acres | | Total Est. Land Value = | | | 49,596 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,798 | 23,660 | 48,458 | | | 14,042C |
| 2023 | 20,684 | 18,900 | 39,584 | | | 13,374C |
| 2022 | 20,684 | 17,358 | 38,042 | | | 12,738C |
| 2021 | 20,684 | 16,337 | 37,021 | | | 12,332C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 384 S.F.
Crawl: 0 S.F.
Slab: 128 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 59
Floor Area: 800
Total Base New : 102,586 E.C.F.
Total Depr Cost: 46,166 X 1.025
Estimated T.C.V: 47,320

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 20 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 512 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Mich Bsmnt. | 384 | | |
| 1 Story | Siding | Slab | 128 | | |
| | | | Total: | 90,856 | 42,625 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 2,004 |
| Water Well, 100 Feet | 1 | 5,520 | 2,484 |
| Porches | | | |
| WGEP (1 Story) | 20 | 1,757 | 791 |
| Totals: | | 102,586 | 46,166 |

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 47,320

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

Parcel Number: 010-133-005-50 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. |
|---|---|---|---|---|---|---|---|---|
| BYLER STEVEN D & MIRIAM E | HEIDER JOSEPH C & SHANNON | 77,500 | 01/31/2020 | WD | 03-ARM'S LENGTH | 2020/00543 | PROPERTY TRANSFER | 100.0 |
| HYYPIO WILLIAM H & SHARON | BYLER STEVEN D & MIRIAM E | 75,000 | 10/17/2016 | WD | 03-ARM'S LENGTH | 2016/05321 | DEED | 100.0 |
| SAARELA ART JACK & TOM | HYYPIO WILLIAM & SHARON | 55,000 | 10/06/2014 | WD | 03-ARM'S LENGTH | 2014/05301 | DEED | 100.0 |
| | | | | | | | | |

Property Address

TAPIOLA RD

Owner's Name/Address

HEIDER JOSEPH C & SHANNON
36738 TAPIOLA RD
CHASSELL MI 49916

Tax Description

133-005-50
PARCEL OF LAND BEING A PART OF THE S 1/2 OF THE NE 1/4 OF SEC 33:
COM AT THE N QUARTER CORNER OF SEC 33; TH S 01 DEG 11' 08" W 1407.70' ALONG THE NORTH AND SOUTH QUARTER LINE OF SEC 33 TO THE POB; TH S 01 DEG 11' 08" W 703.85';
TH S 89 DEG 13' 16" E 2674.46' TO A POINT ON THE EAST LINE OF SEC 33;
TH N 01* 46’ 01”E 675.33’;
TH N 88 DEG 36' 36" W 2440.26'; TH S 01 DEG 11' 08" W 208'; TH N 88 DEG 36' 36" W 208'; TH N 01 DEG 11' 08" E 208'; TH N 88 DEG 36' 36" W 33' TO THE POB. 42.28 ACRES M/L
EXCEPT
SEC 33 T53N R34W APARCEL OF LAND BEING A
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/17/2020

MAP #:

2024 Est TCV 49,183

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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 |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 41.690 | Acres | 1,180 | 100 | | 49,183 |
| | | | 41.69 | Total Acres | | Total Est. Land Value = | | 49,183 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,592 | 0 | 24,592 | | | 21,532C |
| 2023 | 20,507 | 0 | 20,507 | | | 20,507S |
| 2022 | 20,507 | 0 | 20,507 | | | 20,507S |
| 2021 | 20,507 | 0 | 20,507 | | | 20,507S |

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

Parcel Number: 010-133-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| MIKKOLA PAUL & GRACE/KERR | HEIDER JOSEPH C & PETRELIU | 11,000 | 02/09/2006 | WD | 03-ARM'S LENGTH | 168/952 | DEED | 100.0 |
| | | 1 | 07/01/1996 | WD | 03-ARM'S LENGTH | 135:623 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

36738 TAPIOLA RD

**Owner's Name/Address**

HEIDER JOSEPH C & SHANNON
36738 TAPIOLA RD
CHASSELL MI 49916

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/27/2020

MAP #:

2024 Est TCV 217,574 TCV/TFA: 145.05

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 03/31/2006 | 06-018 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Tax Description**

P3-33-3A
SEC 33 T53N R34W PART OF THE SW 1/4 OF NE 1/4 OF SEC 33 T53N R34W D/F, COMMENCING AT THE NW CORNER OF THE SW 1/4 OF NE 1/4, TH GO E ALONG THE N LINE OF THE SW 1/4 OF NE 1/4 33' TO R/W OF COUNTY ROAD & POB, TH S ALONG SAID R/W 208', TH E 208', TH N 208' TO THE N LINE OF THE SW 1/4 OF NE 1/4, TH W 208' TO POB. 1 A.
AND
SEC 33 T53N R34W APARCEL OF LAND BEING A PART OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 SEC 33:
COM AT THE N QUARTER CORNER OF SEC 33; TH S 01 DEG 11' 08" W 1407.70' ALONG THE NORTH AND SOUTH QUARTER LINE OF SEC 33 TO THE POB; TH S01*11'08"W 283.00'; TH S88*36'36"E 241'; TH N01*11'08"E 75'; TH N88*36'36"W 208.00'; TH N01*11'08"E208.00'; TH N 88*36'36"W 33' TO THE POB 0.59A MOL
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 1.590 Acres | | 2,689 | 100 | | 4,275 |
| | | | 1.59 Total Acres | | Total Est. Land Value = | | | 4,275 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.73 | 240 | 46 | 2,620 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,620 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,138 | 106,649 | 108,787 | | | 53,010C |
| 2023 | 1,988 | 86,336 | 88,324 | | | 50,486C |
| 2022 | 1,988 | 79,286 | 81,274 | | | 48,082C |
| 2021 | 2,003 | 74,600 | 76,603 | | | 46,546C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2006 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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:
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 1200 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 11
Floor Area: 1,500
Total Base New : 230,944 E.C.F.
Total Depr Cost: 205,540 X 1.025
Estimated T.C.V: 210,679

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 240 | WGEP (1 Story) |
| 336 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 2006
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 1,200 | | |
| | | | Total: | 196,472 | 174,860 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,047 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,237 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,340 |
| Porches | | | | | |
| WGEP (1 Story) | | | 240 | 16,836 | 14,984 |
| Deck | | | | | |
| Treated Wood | | | 336 | 5,699 | 5,072 |
| | | | Totals: | 230,944 | 205,540 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 210,679

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

Parcel Number: 010-133-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 17325 N RIVER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HALL EDWARD J & LILLIAN L<br>PO BOX 464<br>CHASSELL MI 49916 | 2024 Est TCV 70,072 TCV/TFA: 194.64 | | | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |
| LRK | 06/16/2011 | INSPECTED |

Tax Description

P3-33-4 SEC 33 T53N R34W N 1/2 OF NE 1/4 OF NW 1/4 EXCEPT PARCEL SOLD ON CODE P3-33-4A. 19 A.

Comments/Influences

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 19.000 | Acres | 1,747 | 100 | | 33,200 |
| | | | 19.00 | Total Acres | | | Total Est. Land Value = | 33,200 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 5,204.57 | 1 | 70 | 3,643 |
| Wood Frame | 21.21 | 228 | 36 | 1,741 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,384 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,600 | 18,436 | 35,036 | | | 4,131C |
| 2023 | 13,450 | 15,333 | 28,783 | | | 3,935C |
| 2022 | 13,450 | 14,135 | 27,585 | | | 3,748C |
| 2021 | 14,550 | 13,285 | 27,835 | | | 3,629C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 1983 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 1 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 360 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 34
Floor Area: 360
Total Base New : 46,545 E.C.F.
Total Depr Cost: 30,720 X 1.025
Estimated T.C.V: 31,488

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |
| 120 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAMP Cls CD Blt 1983
(11) Heating System: No Heating/Cooling
Ground Area = 360 SF Floor Area = 360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 360 | | |
| | | | Total: | 37,886 | 25,005 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 48 | 5,340 | 3,524 |
| Deck | | | | | |
| Treated Wood | | | 120 | 2,819 | 1,861 |
| Local Cost Items | | | | | |
| PRIVVY | | | 1 | 500 | 330 |
| | | | Totals: | 46,545 | 30,720 |

Notes: COTTAGE
ECF (SOUTH OF 283) 1.025 => TCV: 31,488

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

Parcel Number: 010-133-008-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 500 | 05/01/2000 | WD | 03-ARM'S LENGTH | 150:773 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

N RIVER RD

Owner's Name/Address

HALL EDWARD J & LILLIAN L
PO BOX 464
CHASSELL MI 49916

Tax Description

P3-33-4A SEC 33 T53N R34W PART OF NE 1/4 OF NW 1/4, SEC 33 T53N R34W D/F, COM AT NW COR OF SEC 33, TH S 33' TO S'LY R/W OF CO RD, TH E'LY 1320' TO POB, TH CONT E'LY 104', TH S 418.80' TH W 104', TH N 418.80' M/L TO POB. 1 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 2,800

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 1.000 Acres | | 2,800 | 100 | | 2,800 |
| | | | 1.00 Total Acres | | | Total Est. Land Value = | | 2,800 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,400 | 0 | 1,400 | | | 402C |
| 2023 | 1,250 | 0 | 1,250 | | | 383C |
| 2022 | 1,250 | 0 | 1,250 | | | 365C |
| 2021 | 1,260 | 0 | 1,260 | | | 354C |

| Who | When | What |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

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

Parcel Number: 010-133-009-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 36795 TAPIOLA RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | 10/12/2020 | 2020-999-351 | FOUNDATION |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HEIDER THOMAS C & JEAN<br>36795 TAPIOLA RD<br>CHASSELL MI 49916 | 2024 Est TCV 227,657 TCV/TFA: 170.40 | | | | | |

X Improved | | Vacant

Taxpayer's Name/Address

HEIDER THOMAS C & JEAN
36795 TAPIOLA RD
CHASSELL MI 49916

Tax Description

`

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 60.000 Acres | | 1,067 | 100 | | 64,000 |
| | | | 60.00 Total Acres | | Total Est. Land Value = | | | 64,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.89 | 224 | 88 | 4,709 |
| Wood Frame | 22.75 | 336 | 88 | 6,727 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,436 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,000 | 81,829 | 113,829 | | | 65,910C |
| 2023 | 27,400 | 67,144 | 94,544 | | | 62,772C |
| 2022 | 27,400 | 61,577 | 88,977 | | | 59,783C |
| 2021 | 27,400 | 57,902 | 85,302 | | | 57,874C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1979 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1336 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**

| | | |
|---|---|---|
| 668 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 27
Floor Area: 1,336
Total Base New : 221,920 E.C.F.
Total Depr Cost: 148,508 X 1.025
Estimated T.C.V: 152,221

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | Treated Wood |
| 128 | Treated Wood |

**(17) Garage**

Year Built:
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: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1979
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1336 SF Floor Area = 1336 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 | 1,336 | | | |
| | | | Total: | 168,458 | 113,223 | |
| Other Additions/Adjustments | | | | | | |
| Recreation Room | | | 668 | 12,111 | 7,993 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,939 | |
| Water Well, 200 Feet | | | 1 | 10,153 | 6,701 | |
| Deck | | | | | | |
| Treated Wood | | | 48 | 1,654 | 1,092 | *6 |
| Treated Wood | | | 128 | 2,957 | 1,952 | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 672 | 21,659 | 14,295 | |
| Door Opener | | | 1 | 475 | 313 | |
| | | | Totals: | 221,920 | 148,508 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 152,221

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

Parcel Number: 010-133-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANNINEN DEAN E & KAREN | MANNINEN, RANDY S & GERALI | 0 | 04/24/2015 | QC | 09-FAMILY | | OTHER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address
35772 TAPIOLA RD

Owner's Name/Address
MANNINEN, RANDY S & GERALD D
36223 TAPIOLA RD
CHASSELL MI 49916

Tax Description
P3-33-8
SEC 33 T53N R34W
N 1/2 OF NE 1/4 OF SW 1/4. 20 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 34,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 20.000 Acres | | 1,700 | 100 | | 34,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 34,000 |

| Who | When | What |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,000 | 0 | 17,000 | | | 6,212C |
| 2023 | 14,000 | 0 | 14,000 | | | 5,917C |
| 2022 | 14,000 | 0 | 14,000 | | | 5,636C |
| 2021 | 15,000 | 0 | 15,000 | | | 5,456C |

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

Parcel Number: 010-133-012-75 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. |
|---|---|---|---|---|---|---|---|---|
| MANNINEN DEAN E | MANNINEN DEAN E & KAREN S | 0 | 04/24/2015 | QC | 09-FAMILY | | OTHER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

35772 TAPIOLA RD

Owner's Name/Address

MANNINEN DEAN E & KAREN S
MANNINEN GERALD
35772 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P3-33-8A SEC 33 T53N R34W
S 1/2 OF NE 1/4 OF SW 1/4 & NW 1/4 OF SW1/4.
60 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 71,001 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 60.000 Acres | | 1,067 | 100 | | 64,000 |
| | | | 60.00 Total Acres | | Total Est. Land Value = | | | 64,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,000 | 3,501 | 35,501 | | | 6,956C |
| 2023 | 27,400 | 2,857 | 30,257 | | | 6,625C |
| 2022 | 27,400 | 2,624 | 30,024 | | | 6,310C |
| 2021 | 27,400 | 2,470 | 29,870 | | | 6,109C |

| Who | When | What |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 5
Floor Area: 0
Total Base New : 14,848 E.C.F.
Total Depr Cost: 6,830 X 1.025
Estimated T.C.V: 7,001

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
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: 320
% Good: 46
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 320 | 14,848 | 6,830 | *4 |
| | | | Totals: | 14,848 | 6,830 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 7,001

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

Parcel Number: 010-133-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 17290 KALLUNGI RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/21/2018 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KALLUNGI ANDERS P & GABRIEL A<br>17290 KALLUNGI RD<br>CHASSELL MI 49916 | 2024 Est TCV 111,807 TCV/TFA: 85.09 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 1.000 Acres | | 2,800 | 100 | | 2,800 |
| | | | 1.00 Total Acres | | Total Est. Land Value = | | | 2,800 |

Public Improvements

| | |
|---|---|
| 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 |

Tax Description

P3-33-9 SEC 33 T53N R34W
PAR IN SE 1/4 OF SW 1/4 D/F:
COM AT SW COR OF SE 1/4 OF SW 1/4, TH E 185' TO POB.,
TH N 208', TH E 208', TH S 208', TH W 208' TO POB. CONTAINS 1 ACRE M/L 167/597

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 07/09/2009 | DATA ENTER |
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,400 | 54,504 | 55,904 | | | 21,115C |
| 2023 | 1,250 | 44,332 | 45,582 | | | 20,110C |
| 2022 | 1,250 | 40,787 | 42,037 | | | 19,153C |
| 2021 | 1,260 | 38,383 | 39,643 | | | 18,542C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1912 | 1968 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 896 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 46
Floor Area: 1,314
Total Base New : 183,954 E.C.F.
Total Depr Cost: 99,336 X 1.025
Estimated T.C.V: 101,819

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1989
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1912
(11) Heating System: Forced Hot Water
Ground Area = 896 SF Floor Area = 1314 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 | 836 | | |
| 1 Story | Siding | Basement | 60 | | |
| | | | Total: | 152,526 | 82,364 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,405 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,366 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 11,776 |
| Door Opener | | | 1 | 535 | 289 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,136 |
| | | | Totals: | 183,954 | 99,336 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 101,819

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Corn Crib - Wire Mesh | Farm Utility Buildings | | | |
| Year Built | | | | | |
| Class/Construction | Cylindrical | D,Pole | | | |
| Quality/Exterior | Diameter: 16 | Average | | | |
| # of Walls, Perimeter | No Floor: | 4 Wall, 76 | | | |
| Height | Floor Area: 0.0 | 14 | | | |
| Heating System | N/A | No Heating/Cooling | | | |
| Length/Width/Area | Bushels: 0.0 | 24 x 14 = 336 | | | |
| Cost New | $ 6,985 | $ 7,328 | | | |
| Phy./Func./Econ. %Good | 49/100/100 49.0 | 49/100/100 49.0 | | | |
| Depreciated Cost | $ 3,423 | $ 3,591 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 1.025 | X 1.025 | | | |
| % Good | 49 | 49 | | | |
| Est. True Cash Value | $ 3,508 | $ 3,680 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 7188 / All Cards: 7188 | | | | | |

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

Parcel Number: 010-133-013-25 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: AGRICULTURAL-IMPRO | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| KALLUNGI RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 02/28/2018 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KALLUNGI ANDERS P & GABRIEL A<br>17290 KALLUNGI RD<br>CHASSELL MI 49916 | 2024 Est TCV 153,686 | | | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Tax Description

P3-33-9B SEC 33 T53N R34W S 1/2 OF SW 1/4 EXC D/F: COM AT SW COR OF SE 1/4 OF SW 1/4, TH 185' E TO POB; TH N 208', TH E 208', TH S 208', TH W 208' TO POB. ALSO EXC COM AT NE COR OF SW 1/4, TH S 89 DEG 20' W 33' 20' W 33' TO W EDGE OF CO RD ROW & POB., TH S 89 DEG 20' W 170', TH S 0 DEG 8' E 210', THN 89 DEG 20' E 170' TO CO RD ROW, TH N 0DEG 8' W ALONG W EDGE OF ROW 210' TO POBCONTAINS 78.18 ACRES M/L

Comments/Influences

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 78.800 Acres | | 1,338 | 100 | | 105,470 |
| | | | 78.80 Total Acres | | Total Est. Land Value = | | | 105,470 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 36.79 | 60 | 46 | 1,015 |
| Wood Frame | 40.35 | 25 | 46 | 464 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,479 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 52,735 | 24,108 | 76,843 | | | 57,552C |
| 2023 | 42,158 | 22,243 | 64,401 | | | 54,812C |
| 2022 | 39,400 | 17,322 | 56,722 | | | 52,202C |
| 2021 | 39,055 | 17,610 | 56,665 | | | 50,535C |

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

| Building Type | Barn - General Purpose | Farm Utility Buildings | Farm Utility Buildings | Cylindrical Silo | Cylindrical Silo |
|---|---|---|---|---|---|
| Year Built | 1960 | 1970 | 1980 | | |
| Class/Construction | D,Frame | D,Pole | D,Pole | Concrete Stave | Concrete Stave |
| Quality/Exterior | Average | Low Cost | Low Cost | Diameter: 12 | Diameter: 12 |
| # of Walls, Perimeter | 4 Wall, 248 | 4 Wall, 200 | 4 Wall, 224 | Roof: Dome Roof | Roof: Dome Roof |
| Height | 16 | 14 | 12 | 40 | 40 |
| Heating System | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | N/A | N/A |
| Length/Width/Area | (L or Odd Shaped) 4540 | 40 x 60 = 2400 | 40 x 72 = 2880 | 1 | 1 |
| Cost New | $ 151,319 | $ 21,984 | $ 25,143 | $ 21,025 | $ 21,025 |
| Phy./Func./Econ. %Good | 20/100/100 20.0 | 35/100/100 35.0 | 39/100/100 39.0 | 20/100/100 20.0 | 20/100/100 20.0 |
| Depreciated Cost | $ 30,264 | $ 7,694 | $ 9,806 | $ 4,205 | $ 4,205 |
| + Unit-In-Place Items | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Description, Size X Rate X %Good = Cost<br>Itemized ->  Unit-In-Place ->  Items -> | | | | | |
| E.C.F. | X 0.832 | X 0.832 | X 0.832 | X 0.832 | X 0.832 |
| % Good | 20 | 35 | 39 | 20 | 20 |
| Est. True Cash Value | $ 25,179 | $ 6,402 | $ 8,158 | $ 3,499 | $ 3,499 |
| Comments: | 10.5 | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 46737 / All Cards: 46737 | | | | | |

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

Parcel Number: 010-133-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 57,400 | 09/01/2001 | WD | 03-ARM'S LENGTH | 155:594 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

36223 TAPIOLA RD

**Owner's Name/Address**

MANNINEN RANDY S
36223 TAPIOLA RD
CHASSELL MI 49916

**Tax Description**

P3-33-9A SEC 33 T53N R34W
PART OF SE 1/4 OF SW 1/4 OF SEC 33 T53N R34W D/F, COMMENCING AT THE NE CORNER OF SAID QTR, TH S 89 DEG 20' W 33' TO THE W EDGE OF THE COUNTY RD R/W AND THE POB, TH S 89 DEG 20' W 170', TH S 0 DEG 8' E 210' TH N 89 DEG 20' E 170' TO THE COUNTY RD R/W, TH N 0 DEG 8' W ALONG W EDGE OF R/W 210' TO POB.
.82 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 124,530 TCV/TFA: 133.33

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 05/28/2019 | 2019-031-073 | FOUNDATION |
| HOUSE | 10/25/2018 | 2018-010-019 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 0.820 Acres | | 2,800 | 100 | | 2,296 |
| | | | 0.82 Total Acres | | Total Est. Land Value = | | | 2,296 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,148 | 61,117 | 62,265 | | | 42,027C |
| 2023 | 1,025 | 49,504 | 50,529 | | | 40,026C |
| 2022 | 1,025 | 45,474 | 46,499 | | | 38,120C |
| 2021 | 4,920 | 42,726 | 47,646 | | | 36,903C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 910 S.F.
Crawl: 0 S.F.
Slab: 24 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 34
Floor Area: 934
Total Base New : 168,517 E.C.F.
Total Depr Cost: 119,253 X 1.025
Estimated T.C.V: 122,234

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 28 | WGEP (1 Story) |
| 396 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 934 SF Floor Area = 934 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 | 910 | | | |
| 1 Story | Siding | Slab | 24 | | | |
| | | | Total: | 124,556 | 82,207 | |
| 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) | | | 28 | 4,009 | 2,646 | |
| Deck | | | | | | |
| Treated Wood | | | 396 | 6,197 | 4,090 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 768 | 26,772 | 25,701 | *9 |
| | | | Totals: | 168,517 | 119,253 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 122,234

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

Parcel Number: 010-133-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| JUKKALA CHARLES R & LISA A | JUKKALA CHARLES & LISA ET | 0 | 11/28/2012 | QC | 09-FAMILY | 2012/06863 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 33251 BEAR CREEK RD |

| Owner's Name/Address |
|---|
| JUKKALA CHARLES & LISA ET AL<br>33251 BEAR CREEK RD<br>PELKIE MI 49958 |

| Tax Description |
|---|
| P3-33-10 SEC 33 T53N R34W NE 1/4 OF SE 1/4. 40 A. |

| Comments/Influences |
|---|
| |

| Class: RESIDENTIAL-VACANT | Zoning: |
|---|---|
| School: HOUGHTON-PORTAGE TWP SCHOOLS | |
| P.R.E. 100% 06/17/1994 | |
| MAP #: | |
| 2024 Est TCV 48,000 | |

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| Public Improvements |
|---|
| 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 |
|---|---|---|
| | | |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 0 | 24,000 | | | 5,559C |
| 2023 | 20,000 | 0 | 20,000 | | | 5,295C |
| 2022 | 20,000 | 0 | 20,000 | | | 5,043C |
| 2021 | 20,000 | 0 | 20,000 | | | 4,882C |

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

Parcel Number: 010-133-016-60 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 36308 TAPIOLA RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| LYTTINEN GLEN A & DEBRA L<br>36308 TAPIOLA RD<br>CHASSELL MI 49916 | 2024 Est TCV 219,557 TCV/TFA: 190.26 | | | | | |

X Improved | Vacant

Tax Description

P3-33-11 SEC 33 T53N R34W
NW 1/4 OF SE 1/4
EXC COM E OF NW COR OF SE 1/4 & E OF COUNTY RD, TH E 208.71', TH S 626.13' PARALLEL TO COUNTYRD, TH W 208.71', TH N ALONG E SIDE OF COUNTY RD 626.13' TO POB (P3-33-11A). 37 A.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 37.000 Acres | | 1,224 | 100 | | 45,300 |
| | | | 37.00 Total Acres | | Total Est. Land Value = | | | 45,300 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.73 | 112 | 46 | 1,429 |
| Wood Frame | 34.33 | 64 | 46 | 1,011 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,440 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,650 | 87,129 | 109,779 | | | 20,362C |
| 2023 | 18,860 | 70,693 | 89,553 | | | 19,393C |
| 2022 | 18,860 | 64,918 | 83,778 | | | 18,470C |
| 2021 | 18,860 | 61,084 | 79,944 | | | 17,880C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: BI-LEVEL

| Yr Built | Remodeled |
|---|---|
| 1991 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| 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 |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1154 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 24
Floor Area: 1,154
Total Base New : 220,558 E.C.F.
Total Depr Cost: 167,626 X 1.025
Estimated T.C.V: 171,817

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 370 | Treated Wood |
| 64 | Treated Wood |
| 48 | Wood Balcony |

**(17) Garage**

Year Built: 1980
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 840
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C Blt 1991
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1154 SF Floor Area = 1154 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,154 | | |
| | | | Total: | 168,541 | 128,092 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,904 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,618 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,998 |
| Deck | | | | | |
| Treated Wood | | | 370 | 6,072 | 4,615 |
| Treated Wood | | | 64 | 1,983 | 1,507 |
| Balcony | | | | | |
| Wood Balcony | | | 48 | 1,914 | 1,455 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 840 | 31,618 | 24,030 |
| Door Opener | | | 1 | 535 | 407 |
| | | | Totals: | 220,558 | 167,626 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 171,817

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

Parcel Number: 010-133-016-75 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. |
|---|---|---|---|---|---|---|---|---|
| LYTTINEN GLEN A & DEBRA L | LYTTINEN CALE M | 0 | 05/29/2014 | QC | 09-FAMILY | 2014/02639 | DEED | 0.0 |
| | | 1 | 03/01/1999 | WD | 03-ARM'S LENGTH | 146:411 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

TAPIOLA RD

Owner's Name/Address

LYTTINEN CALE M
36308 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P3-33-11B SEC 33 T53N R34W SW 1/4 OF SE 1/4 40 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 51,229 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

| Who | When | What |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 1,615 | 25,615 | | | 5,828C |
| 2023 | 20,000 | 1,290 | 21,290 | | | 5,551C |
| 2022 | 20,000 | 1,185 | 21,185 | | | 5,287C |
| 2021 | 38,800 | 1,115 | 39,915 | | | 5,119C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 5
Floor Area: 0
Total Base New : 14,320 E.C.F.
Total Depr Cost: 3,150 X 1.025
Estimated T.C.V: 3,229

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1900
Car Capacity:
Class: D
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 22
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | | |
| Garages | | | | | | |
| Class: D Exterior: Block Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 400 | 14,320 | 3,150 | *2 |
| | | | Totals: | 14,320 | 3,150 | |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 3,229

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

Parcel Number: 010-133-017-00 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 |
|---|---|---|---|---|---|---|
| TAPIOLA RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HARRIS JULIE TARVIS &CHIRS<br>2711 PRAIRIE GARDEN TR<br>GREEN BAY WI 54313 | 2024 Est TCV 7,650 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | 626.13 | 207.71 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| INLAND PROPERTIES | | | 3.000 Acres | | 2,550 | 100 | | 7,650 |

* denotes lines that do not contribute to the total acreage calculation.

626 Actual Front Feet, 3.00 Total Acres Total Est. Land Value = 7,650

Public Improvements

- 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

Tax Description

P3-33-11A
SEC 33 T53N R34W PART OF THE W 1/2 OF SE 1/4 D/F,
COM 33'E OF NW COR OF SE 1/4 & E OF COUNTY RD, TH E 208.71', TH S & PARALLEL TO CTY RD 626.13', TH W 208.71', TH N ALONG E SIDE OF COUNTY RD 626.13' TO POB. 3 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,825 | 0 | 3,825 | | | 3,825S |
| 2023 | 3,675 | 0 | 3,675 | | | 3,675S |
| 2022 | 3,675 | 0 | 3,675 | | | 1,040C |
| 2021 | 8,501 | 0 | 8,501 | | | 1,007C |

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

Parcel Number: 010-133-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 17818 KALLUNGI RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| GRANROTH CHARLES, ERWIN & SWANGER JOYCE M 1062 FERNWOOD CT NW SALEM OR 97304 | 2024 Est TCV 116,437 TCV/TFA: 118.81 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 34,219 | 58,219 | | | 13,213C |
| 2023 | 20,000 | 27,331 | 47,331 | | | 12,584C |
| 2022 | 20,000 | 22,836 | 42,836 | | | 11,985C |
| 2021 | 38,800 | 21,487 | 60,287 | | | 11,603C |

Tax Description

P3-33-12 SEC 33 T53N R34W SE 1/4 OF SE 1/4. 40 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/10/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: FOUR SQUARE

| Yr Built | Remodeled |
|---|---|
| 1925 | 1987 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 1 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Linoleum
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 784 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| | 1000 Gal Septic |
| 1 | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 980
Total Base New : 148,375 E.C.F.
Total Depr Cost: 66,768 X 1.025
Estimated T.C.V: 68,437

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 108 | WGEP (1 Story) |
| 192 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FOUR SQUARE Cls CD Blt 1925
(11) Heating System: Forced Air w/ Ducts
Ground Area = 784 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 784 | | |
| | | | Total: | 121,199 | 54,540 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,143 |
| Vent Fan | | | 1 | 201 | 90 |
| Water/Sewer | | | | | |
| 2000 Gal Septic | | | 1 | 8,926 | 4,017 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,138 |
| Porches | | | | | |
| WGEP (1 Story) | | | 108 | 9,126 | 4,107 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,852 | 1,733 |
| | | | Totals: | 148,375 | 66,768 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 68,437

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

Parcel Number: 010-133-220-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAKE SUPERIOR TIMBERLANDS | MITTEER JAMES & DEBORAH | 56,000 | 09/13/2019 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

MITTEER JAMES F & DEBORAH A
KENNETH, DAVID, MATTHEW, ADAM; LB
4370 S 28TH AVE
SHELBY MI 49455

Tax Description

P3-33-6 SEC 33 T53N R34W
E1/2 OF W1/2 OF NW 1/4 40.00 ACRES
COMMERCIAL FOREST RESERVE
SPLIT FROM 010-133-010-00 (THAT PARCEL RETIRED) FOR 2020 ROLL
FOR 2020 ROLL EXEMPT SPLIT TO 010-133-230-00

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

KH 08/02/2010 INSPECTED
SC 11/12/2010 DATA ENTER

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

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

Parcel Number: 010-133-230-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAKE SUPERIOR TIMBERLANDS | MITTEER JAMES & DEBORAH | 56,000 | 09/13/2019 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

MITTEER ADAM & ELIZABETH
PO BOX 514
HOUGHTON MI 49931

Tax Description

P3-33-6 SEC 33 T53N R34W
W1/2 OF W1/2 OF NW 1/4 80.00 ACRES
COMMERCIAL FOREST RESERVE
2019 EXEMPT SPLIT FROM 010-133-230-00

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| Who | When | What |
|---|---|---|
| KH | 08/02/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

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

Parcel Number: 010-134-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| SAGE TIMBER MICHIGAN LLC<br>850 W SHARON AVE STE 2<br>HOUGHTON MI 49931 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 440.000 Acres | | 1,040 | 100 | | 457,600 |
| | | | 440.00 Total Acres | | Total Est. Land Value = | | | 457,600 |

Public Improvements

- 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

Tax Description

P3-34-1 SEC 34 T53N R34W E 1/2,
E 1/2 OF SW 1/4,
SE 1/4 OF NW 1/4
440.00 ACRES COMMERCIAL FOREST RESERVE

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

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

Parcel Number: 010-134-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| STRATTON JACOB A | WILLIAMS SEAN & ASHLEY | 137,500 | 05/27/2020 | WD | 03-ARM'S LENGTH | 2020/02617 | PROPERTY TRANSFER | 100.0 |
| KAHLER DONALD F & SHIRLEY | STRATTON JACOB A | 108,000 | 06/06/2013 | WD | 03-ARM'S LENGTH | 2013/03492 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

18379 MOSKOW RD

Owner's Name/Address

WILLIAMS SEAN & ASHLEY
18379 MOSCOW RD
CHASSELL MI 49916

Tax Description

P3-34-2 SEC 34 T53N R34W NE 1/4 OF NW 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/11/2022

MAP #:

2024 Est TCV 181,992 TCV/TFA: 186.09

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/01/2009 | DATA ENTER |
| KH | 08/03/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 40.00 Acres | | 2100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 48,996 | 90,996 | | | 81,632C |
| 2023 | 38,000 | 39,745 | 77,745 | | | 77,745S |
| 2022 | 38,000 | 36,509 | 74,509 | | | 74,509S |
| 2021 | 38,800 | 34,360 | 73,160 | | 73,160A | 73,160S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1972 | 1999 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 560 S.F.
Slab: 418 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1000 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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 |
| | 1000 Gal Septic |
| 1 | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 36
Floor Area: 978
Total Base New : 149,378 E.C.F.
Total Depr Cost: 95,602 X 1.025
Estimated T.C.V: 97,992

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 423 | Treated Wood |
| 120 | Treated Wood |

**(17) Garage**

Year Built: 1975
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 978 SF Floor Area = 978 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 | 560 | | |
| 1 Story | Siding | Slab | 418 | | |
| | | | Total: | 111,719 | 71,500 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 2000 Gal Septic | 1 | 8,926 | 5,713 |
| Water Well, 50 Feet | 1 | 2,530 | 1,619 |
| Deck | | | |
| Treated Wood | 423 | 6,472 | 4,142 |
| Treated Wood | 120 | 2,819 | 1,804 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 400 | 16,912 | 10,824 |
| | Totals: | 149,378 | 95,602 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 97,992

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

Parcel Number: 010-134-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| MOSKOW RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 08/04/2009 | 09-169 | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| TORRO GLEN<br>20055 MAPLEWOOD<br>LIVONIA MI 48152 | 2024 Est TCV 67,865 TCV/TFA: 0.00 | | | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P3-34-3 SEC 34 T53N R34W NE 1/4 OF NW 1/4 OF NW 1/4. 10 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 08/28/2009 | DATA ENTER |
| LP | 09/11/2009 | INSPECTED |
| KH | 08/03/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 10.00 Acres | | 4500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 45,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 11,433 | 33,933 | | | 23,396C |
| 2023 | 16,000 | 9,235 | 25,235 | | | 22,282C |
| 2022 | 16,000 | 8,484 | 24,484 | | | 21,221C |
| 2021 | 13,500 | 7,983 | 21,483 | | | 20,544C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2009 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 12
Floor Area: 0
Total Base New : 25,348 E.C.F.
Total Depr Cost: 22,307 X 1.025
Estimated T.C.V: 22,865

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2009
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2009
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 21,365 |
| Door Opener | | | 2 | 1,070 | 942 |
| | | | Totals: | 25,348 | 22,307 |

Notes:
ECF (SOUTH OF 283) 1.025 => TCV: 22,865

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

Parcel Number: 010-134-004-60 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. |
|---|---|---|---|---|---|---|---|---|
| MCDOWELL SCOTT & DARCY | MCDOWELL SCOTT & DARCY | 0 | 03/31/2010 | QC | 09-FAMILY | 2010/01517 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

18051 MOSKOW RD

**Owner's Name/Address**

MCDOWELL SCOTT & DARCY
18051 MOSCOW RD
CHASSELL MI 49916

**Tax Description**

P3-34-3A SEC 34 T53N R34W NW 1/4 OF NW 1/4 EXCEPT THE NE 1/4 (10 ACRES) THEREOF AND EXCEPT THE E 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 (5 ACRES). 25 ACRES SPLIT ON 08/30/2010 FROM 010-134-004-50;

**Comments/Influences**

Split/Comb. on 08/30/2010 completed 08/30/2010 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-134-004-50;
Child Parcel(s): 010-134-004-60, 010-134-004-70;
---

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 375,993 TCV/TFA: 157.19

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 07/12/2005 | 05-193 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

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 |
|---|---|---|
| TH | 01/26/2011 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 25 ACRES | | | 25.00 Acres | | 3000 | 100 | | 75,000 |
| | | | 25.00 Total Acres | | | Total Est. Land Value = | | 75,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 37,500 | 150,497 | 187,997 | | | 74,791C |
| 2023 | 25,000 | 121,497 | 146,497 | | | 71,230C |
| 2022 | 25,000 | 111,600 | 136,600 | | | 67,839C |
| 2021 | 25,000 | 105,019 | 130,019 | | | 65,672C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 6 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | X | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Laminate
Other: Laminate
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Wood |

**(7) Excavation**

Basement: 1336 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| 2 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| 1 | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| 1 | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: CD
Effec. Age: 8
Floor Area: 1,492
Total Base New : 199,178 E.C.F.
Total Depr Cost: 183,245 X 1.025
Estimated T.C.V: 187,826

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 2005
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1336 SF Floor Area = 1492 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 624 | | |
| 1 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Basement | 64 | | |
| 1 Story | Siding | Basement | 180 | | |
| | | | Total: | 178,182 | 163,928 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 3,778 | 3,476 |
| Separate Shower | 1 | 1,163 | 1,070 |
| Ceramic Tile Floor | 2 | 1,932 | 1,777 |
| Vent Fan | 1 | 201 | 185 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 4,097 |
| Water Well, 50 Feet | 1 | 2,530 | 2,328 |
| Built-Ins | | | |
| Dishwasher | 1 | 618 | 569 |
| Vent Fan | 1 | 269 | 247 |
| Microwave | 1 | 302 | 278 |
| Fireplaces | | | |
| Interior 2 Story | 1 | 5,750 | 5,290 |
| | Totals: | 199,178 | 183,245 |

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 187,826

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 490 S.F.
Crawl: 216 S.F.
Slab: 72 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 5
Floor Area: 900
Total Base New : 116,218 E.C.F.
Total Depr Cost: 110,407 X 1.025
Estimated T.C.V: 113,167

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 28 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 778 SF Floor Area = 900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 490 | | |
| 1 Story | Siding | Crawl Space | 216 | | |
| 1 Story | Siding | Slab | 72 | | |
| | | | Total: | 112,209 | 106,598 |

Other Additions/Adjustments
Porches

| | | | |
|---|---|---|---|
| WGEP (1 Story) | 28 | 4,009 | 3,809 |
| | Totals: | 116,218 | 110,407 |

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 113,167

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

Parcel Number: 010-134-004-70 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. |
|---|---|---|---|---|---|---|---|---|
| MCDOWELL SCOTT & DARCY | MCDOWELL SCOTT & DARCY | 0 | 03/31/2010 | QC | 09-FAMILY | 2010/01517 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

18051 MOSKOW RD

Owner's Name/Address

MCDOWELL SCOTT & DARCY
18051 MOSCOW RD
CHASSELL MI 49916

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 12,250

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 5.000 Acres | | 2,450 | 100 | | 12,250 |
| | | | 5.00 Total Acres | | Total Est. Land Value = | | | 12,250 |

Tax Description

P3-34-3A SEC 34 T53N R34W E 1/2 OF THE NW 1/4 OF NW OF NW 1/4. 5 ACRES SPLIT ON 08/30/2010 FROM 010-134-004-50;

Comments/Influences

Split/Comb. on 08/30/2010 completed 08/30/2010 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-134-004-50;
Child Parcel(s): 010-134-004-60, 010-134-004-70;
---

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,125 | 0 | 6,125 | | | 6,125S |
| 2023 | 6,000 | 0 | 6,000 | | | 6,000S |
| 2022 | 6,000 | 0 | 6,000 | | | 6,000S |
| 2021 | 6,298 | 0 | 6,298 | | | 6,298S |

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

Parcel Number: 010-134-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| HYYPIO WILLIAM H & SHARON | BYLER STEVEN D & MIRIAM E | 75,000 | 10/17/2016 | WD | 03-ARM'S LENGTH | 2016/05321 | DEED | 100.0 |
| SAARELA ART JACK & TOM | HYYPIO WILLIAM & SHARON | 55,000 | 10/06/2014 | WD | 03-ARM'S LENGTH | 2014/05301 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

TAPIOLA RD

Owner's Name/Address

HEIDER JOSEPH C & SHANNON
36738 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P3-34-4 A
SEC 34 ALL IN T53N R 34W
PARCEL OF LAND BEING A PART OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SEC 34 COM AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SEC 34; TH S O1* 46’ 01” W 675.33’; TH N 87 DEG 41' 25" E 1348.56'; TH N 01 DEG 39' 33" E 675.89' TO THE NE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SEC 34; TH S 87 DEG 39' 40" W 1347.37' ALONG THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SEC 34 TO THE TO POB. 20 A MOL
SPLIT FROM 010-133-005-00 FOR 2015 PER SURVEY
COMBINED FOR 2015 ROLL ACROSS SECTION LINES IN ERROR - SECTION 33 PORTION SPLIT INTO 133-005-50 FOR 2016 ROLL
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/17/2020

MAP #:

2024 Est TCV 34,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 20.000 Acres | | 1,700 | 100 | | 34,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 34,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,000 | 0 | 17,000 | | | 14,700C |
| 2023 | 14,000 | 0 | 14,000 | | | 14,000S |
| 2022 | 14,000 | 0 | 14,000 | | | 14,000S |
| 2021 | 15,000 | 0 | 15,000 | | | 15,000S |

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

Parcel Number: 010-134-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| SAGE TIMBER MICHIGAN LLC<br>850 W SHARON AVE STE 2<br>HOUGHTON MI 49931 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RESTRICTED ACCESS | 80 | | 20.000 Acres | | 1,000 | 100 | | 20,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 20,000 |

Public Improvements

- 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

Tax Description

P3-34-5 SEC 34 T53N R34W S 1/2 OF SW 1/4 OF NW 1/4. 20 A. COMMERCIAL FOREST RESERVE

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 0 | 0 | 0 | | | 0 |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

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

Parcel Number: 010-134-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| LYTTINEN GLEN A & DEBRA L | LYTTINEN CALE M | 0 | 05/29/2014 | QC | 09-FAMILY | 2014/02639 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

TAPIOLA RD

Owner's Name/Address

LYTTINEN CALE M
36308 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P3-34-8 SEC 34 T53N R34W NW 1/4 OF SW 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 48,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 0 | 24,000 | | | 3,767C |
| 2023 | 20,000 | 0 | 20,000 | | | 3,588C |
| 2022 | 20,000 | 0 | 20,000 | | | 3,418C |
| 2021 | 38,800 | 0 | 38,800 | | | 3,309C |

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

Parcel Number: 010-134-011-00 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 |
|---|---|---|---|---|---|---|
| KALLUNGI RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| GRANROTH CHARLES, ERWIN & SWANGER JOYCE M<br>1062 FERNWOOD CT NW<br>SALEM OR 97304 | MAP #: | | | | | |
| | 2024 Est TCV 48,000 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 40.000 Acres | | 1,200 | 100 | | 48,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 48,000 |

Public Improvements

- 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 |
|---|---|---|---|---|---|---|
| 2024 | 24,000 | 0 | 24,000 | | | 3,767C |
| 2023 | 20,000 | 0 | 20,000 | | | 3,588C |
| 2022 | 20,000 | 0 | 20,000 | | | 3,418C |
| 2021 | 38,800 | 0 | 38,800 | | | 3,309C |

Tax Description

P3-34-9 SEC 34 T53N R34W SW 1/4 OF SW 1/4. 40 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/03/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

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

Parcel Number: 010-172-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-IMP | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| LAKE SUPERIOR TIMBERLANDS LLC<br>C/O MOLPUS TIMBERLANDS MGT LLC<br>654 NORTH STATES STREET<br>JACKSON MS 39202 | MAP #: | | | | | |
| | 2024 Est TCV 25,200 | | | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 10.000 | Acres | 2,520 | 100 | | 25,200 |
| | | | 10.00 | Total Acres | | | Total Est. Land Value = | 25,200 |

Tax Description

P4-22-1 SEC 22 T53N R35W SE 1/4 OF NE 1/4 OF NW 1/4 10 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,600 | 0 | 12,600 | | | 8,308C |
| 2023 | 12,300 | 0 | 12,300 | | | 7,913C |
| 2022 | 12,500 | 0 | 12,500 | | | 7,537C |
| 2021 | 13,000 | 0 | 13,000 | | | 7,297C |

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

Parcel Number: 010-172-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| | MAP #: | | | | | |
| LAKE SUPERIOR TIMBERLANDS LLC<br>C/O MOLPUS TIMBERLANDS MGT LLC<br>654 NORTH STATES STREET<br>JACKSON MS 39202 | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 630.000 Acres | | 1,040 | 100 | | 655,200 |
| | | | 630.00 Total Acres | | Total Est. Land Value = | | | 655,200 |

Tax Description

P4-22-1A SEC 22 T53N R35W ENTIRE SECTION EXC SE 1/4 OF NE 1/4 OF NW 1/4 630 ACRES COMMERCIAL FOREST RESERVE

Comments/Influences

Public Improvements

- 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

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

Parcel Number: 010-173-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

LAKE SUPERIOR TIMBERLANDS LLC
C/O MOLPUS TIMBERLANDS MGT LLC
654 NORTH STATES STREET
JACKSON MS 39202

Tax Description

P4-23-1
SEC 23 T53N R35W ENTIRE FRL SECTION
620.70 ACRES COMMERCIAL FOREST RESERVE

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 620.700 Acres | | 1,040 | 100 | | 645,528 |
| | | | 620.70 Total Acres | | Total Est. Land Value = | | | 645,528 |

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

Parcel Number: 010-174-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| STATE OF MICHIGAN | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 640.00 Acres | | 2100 | 100 | | 1,344,000 |
| | | | 640.00 Total Acres | | Total Est. Land Value = | | | 1,344,000 |

Public Improvements

| | |
|---|---|
| | 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 |

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P4-24-1 SEC 24 T53N R35W ENTIRE SEC 24. 640 A.

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

Parcel Number: 010-175-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| STATE OF MICHIGAN | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 480.00 Acres | | 2100 | 100 | | 1,008,000 |
| | | | 480.00 Total Acres | | | | Total Est. Land Value = | 1,008,000 |

Public Improvements

| | |
|---|---|
| | 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 |

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P4-25-1 SEC 25 T53N R35W N 1/2 & SW 1/4. 480 A.

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

Parcel Number: 010-175-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| USITALO GEORGE E & JILL F | USITALO TRUST GEORGE & JI | 0 | 08/12/2013 | QC | 09-FAMILY | 2013/04775 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

USITALO TRUSTEES OF REV TRUST
11721 BOSTON POST RD
LIVONIA MI 48150

Taxpayer's Name/Address

USITALO TRUSTEES OF REV TRUST
BUTLER SHARON
11637 BUTTERNUT
PLYMOUTH MI 48170

Tax Description

P4-25-2 SEC 25 T53N R35W SE 1/4 OF SEC 25. 160 A.

Comments/Influences

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Class: TIMBER CUTOVER-IMP Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 166,400

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

KH 08/11/2010 INSPECTED
SC 10/29/2010 DATA ENTER

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 160.000 Acres | | 1,040 | 100 | | 166,400 |
| | | | 160.00 Total Acres | | Total Est. Land Value = | | | 166,400 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 83,200 | 0 | 83,200 | | | 17,624C |
| 2023 | 81,600 | 0 | 81,600 | | | 16,785C |
| 2022 | 80,000 | 0 | 80,000 | | | 15,986C |
| 2021 | 80,000 | 0 | 80,000 | | | 15,476C |

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

Parcel Number: 010-176-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

STATE OF MICHIGAN

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P4-26-1 SEC 26 T53N R35W ENTIRE SEC 26. 640 A.

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | 640.00 Acres | | 2100 | 100 | | | 1,344,000 |
| | | 640.00 Total Acres | | | Total Est. Land Value = | | | 1,344,000 |

| 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 |

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

Parcel Number: 010-177-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| LAKE SUPERIOR TIMBERLANDS LLC<br>C/O MOLPUS TIMBERLANDS MGT LLC<br>654 NORTH STATES STREET<br>JACKSON MS 39202 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 630.000 Acres | | 1,040 | 100 | | 655,200 |
| | | | 630.00 Total Acres | | Total Est. Land Value = | | | 655,200 |

Public Improvements

- 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

Tax Description

P4-27-1 SEC 27 T53N R35W ENTIRE SEC EXC SE 1/4 OF SE 1/4 OF NE 1/4 CONTAINS 630 ACRES COMMERCIAL FOREST RESERVE

Comments/Influences

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

Parcel Number: 010-177-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-IMP | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| | MAP #: | | | | | |
| LAKE SUPERIOR TIMBERLANDS LLC<br>C/O MOLPUS TIMBERLANDS MGT LLC<br>654 NORTH STATES STREET<br>JACKSON MS 39202 | 2024 Est TCV 25,200 | | | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 10.000 Acres | | 2,520 | 100 | | 25,200 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 25,200 |

Tax Description

P4-27-1A SEC 27 T53N R35W SE 1/4 OF SE 1/4 OF NE 1/4 10 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,600 | 0 | 12,600 | | | 8,308C |
| 2023 | 12,300 | 0 | 12,300 | | | 7,913C |
| 2022 | 12,500 | 0 | 12,500 | | | 7,537C |
| 2021 | 13,000 | 0 | 13,000 | | | 7,297C |

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

Parcel Number: 010-184-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| LAKE SUPERIOR TIMBERLANDS LLC<br>C/O MOLPUS TIMBERLANDS MGT LLC<br>654 NORTH STATES STREET<br>JACKSON MS 39202 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 475.000 Acres | | 1,040 | 100 | | 494,000 |
| | | | 475.00 Total Acres | | Total Est. Land Value = | | | 494,000 |

Public Improvements

- 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

Tax Description

P4-34-1 SEC 34 T53N R35W
ENTIRE SECTION EXC SE 1/4 & W 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 WITHDRAWN FROM CFR #78-053 475 ACRES M/L
COMMERCIAL FOREST RESERVE

Comments/Influences

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

Parcel Number: 010-184-001-50 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

Owner's Name/Address

LAKE SUPERIOR TIMBERLANDS LLC
C/O MOLPUS TIMBERLANDS MGT LLC
654 NORTH STATES STREET
JACKSON MS 39202

Tax Description

P4-34-1A SEC 34 T53N R35W PART OF SEC 34 53 35 W 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 5 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 12,250

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| KH | 08/11/2010 | INSPECTED |
| SC | 10/29/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 5.000 Acres | | 2,450 | 100 | | 12,250 |
| | | | 5.00 Total Acres | | Total Est. Land Value = | | | 12,250 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,125 | 0 | 6,125 | | | 5,668C |
| 2023 | 6,000 | 0 | 6,000 | | | 5,399C |
| 2022 | 6,000 | 0 | 6,000 | | | 5,142C |
| 2021 | 6,298 | 0 | 6,298 | | | 4,978C |

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

Parcel Number: 010-184-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| SAGE TIMBER MICHIGAN LLC<br>850 W SHARON AVE STE 2<br>HOUGHTON MI 49931 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 120.000 Acres | | 1,040 | 100 | | 124,800 |
| | | | 120.00 Total Acres | | Total Est. Land Value = | | | 124,800 |

Public Improvements

- 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

Tax Description

P4-34-3 SEC 34 T53N R35W SE 1/4 EXC SE 1/4 OF SE 1/4 120.00 ACRESCOMMERCIAL FOREST RESERVE.

Comments/Influences

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

Parcel Number: 010-184-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| FORESTS FOR THE FUTURE | FOREST STEWARDS GUILD THE | 0 | 11/25/2015 | WD | 03-ARM'S LENGTH | 2016/04212 | DEED | 100.0 |
| | | 1 | 11/01/1994 | WD | 03-ARM'S LENGTH | 131:189 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

FOREST STEWARDS GUILD THE
2019 GALISTEO ST SUITE N7
SANTA FE NM 87505

Tax Description

P4-34-5
SEC 34 T53N R35W
SE 1/4 OF SE 1/4. 40 A COMMERCIAL FOREST RESERVE.

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

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

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RESTRICTED ACCESS | 80 | | 40.000 | Acres | 920 | 100 | | 36,800 |
| | | | 40.00 | Total Acres | Total Est. Land Value = | | | 36,800 |

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

Parcel Number: 010-185-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| STATE OF MICHIGAN | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 640.00 Acres | | 2100 | 100 | | 1,344,000 |
| | | | 640.00 Total Acres | | | Total Est. Land Value = | | 1,344,000 |

Public Improvements

- 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

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P4-35-1 SEC 35 T53N R35W ENTIRE SEC 35. 640 A.

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

Parcel Number: 010-186-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Owner's Name/Address

STATE OF MICHIGAN

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 400.00 Acres | | 2100 | 100 | | 840,000 |
| | | | 400.00 Total Acres | | Total Est. Land Value = | | | 840,000 |

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P4-36-1 SEC 36 T53N R35W N 1/2 OF NE 1/4 & SW 1/4 OF NE 1/4 N 1/2 OF SW 1/4 & SW 1/4 OF SW 1/4 NW 1/4. 400 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2023 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-186-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| SAGE TIMBER MICHIGAN LLC<br>850 W SHARON AVE STE 2<br>HOUGHTON MI 49931 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Public Improvements

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

Tax Description

P4-36-3 SEC 36 T53N R35W SE 1/4,
SE 1/4 OF NE 1/4,
SE 1/4 OF SW 1/4
240.00 ACRES COMMERCIAL FOREST RESERVE

Comments/Influences

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 240.000 Acres | | 1,040 | 100 | | 249,600 |
| | | | 240.00 Total Acres | | Total Est. Land Value = | | | 249,600 |

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

Parcel Number: 010-205-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| STONINGTON REALTY CO | MICHIGAN TECH UNIV BD OF C | 175,000 | 12/28/2006 | WD | 03-ARM'S LENGTH | 2007/0035 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

58 N HURON ST

**Owner's Name/Address**

MICHIGAN TECH UNIV BD OF CONTROL
1400 TOWNSEND DR
HOUGHTON MI 49931

**Tax Description**

P5-5-1 SEC 5 T54N R33W COMMENCING AT THE W 1/4 POST OF SEC 5 RUN TH N 0 DEG 11' 15" E ALONG THE SEC LINE 396.20' TH S 89 DEG 57' 30" E 1331.10' TH S 0 DEG 4' 397' TO SE COR OFSAID LOT 1 TH N 89 DEG 54' W 1331.10' TOPOB. 12.10 A.

**Comments/Influences**

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| | Improved | X | Vacant |
|---|---|---|---|

**Public Improvements**

- 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 |
|---|---|---|
| RVB | 09/13/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 12.10 Acres | | | 0 | 100 | | 0 |
| | | 12.10 Total Acres | | | Total Est. Land Value = | | | 0 |

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

Parcel Number: 010-205-002-50 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**

47775 US HIGHWAY 41

**Owner's Name/Address**

KRIST OIL CO
303 SELDON RD
IRON RIVER MI 49935

**Taxpayer's Name/Address**

KRIST OIL CO
303 SELDON ROAD
IRON RIVER MI 49935

**Tax Description**

P5-5-2'O" SEC. 5 T54N R33W PT OF NW 1/4 OF SEC 5 COMM AT W 1/4 COR OF SEC 5, TH N 0 DEG 12' E 1600.26', TH E 325.47' TO POB

TH N 41 DEG 28' E 73.31' TO S'LY ROW OF HWY US 41,TH ALONGSD ROW S 51 DEG 27' 10" E 357.14',
TH S 38 DEG 32' 50" W 135.17',TH N 49 DEG 45' 12" W 61.51', TH S 29 DEG 34' 56" W 12.65', TH N 57 DEG 4' 45" W 38.88', TH S 37 DEG 10' 51" W 74.38', TH N 56 DEG 43' 15" W 163.25', TH N 7 DEG 3' 47" E 195' TO POB. CONTAINS 1.532 ACRES M/L
AND
P5-5-2 SEC 5 T54N R33W PAR IN GOVT LOT 1 OF NW 1/4 OF SEC 5 D/F: COM AT W 1/4 COR. OF SEC. 5, TH N 0 DEG 12' E 1600.26', TH E 325.47', TH N 41 DEG 28' E 73.31' TO S'LY ROW OF HWYUS 41, TH S 51 DEG 27' 10" E 357.14' TO POB.,
TH S 38 DEG 32' 50" W 135.17',
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 500,931 TCV/TFA: 143.12

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 357.14 | 135.00 | 1.0287 | 0.9615 | 500 | 100 | | 176,622 |
| STANDARD COMMERCIAL | | | 0.425 Acres | | 50,000 | 100 | | 21,250 |
| STANDARD COMMERCIAL | | | 0.013 Acres | | 50,000 | 100 | | 650 |
| 357 Actual Front Feet, 1.54 Total Acres | | | | | | | Total Est. Land Value = | 198,522 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.12 | 34325 | 59 | 63,185 |
| D/W/P: 4in Concrete | 7.01 | 7432 | 59 | 30,738 |
| D/W/P: 4in Concrete | 7.01 | 2116 | 59 | 8,751 |
| Total Estimated Land Improvements True Cash Value = | | | | 102,674 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 99,261 | 151,205 | 250,466 | | | 142,303C |
| 2023 | 89,680 | 136,959 | 226,639 | | | 135,215C |
| 2022 | 89,680 | 122,121 | 211,801 | | | 128,777C |
| 2021 | 89,680 | 115,593 | 205,273 | | | 124,664C |

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

Desc. of Bldg/Section:
Calculator Occupancy: Markets - Mini-Mart Convenience Stores

Class: C
Floor Area: 3,500
Gross Bldg Area: 3,500
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 1000
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1985 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Package Heating & Cooling 100%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 3500
Ave. Perimeter: 220
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 220
Overall Building Height: 10

Base Rate for Upper Floors = 154.26

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.85 100%
Adjusted Square Foot Cost for Upper Floors = 171.11

Total Floor Area: 3,500 Base Cost New of Upper Floors = 598,885

Reproduction/Replacement Cost = 598,885
Eff.Age:1000 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 209,610

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---|---|---|---|---|---|
| ROOF OVER GAS TANKS | 22.65 | 2280 | 1.00 | 47 | 24,272 |

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 199,735
Replacement Cost/Floor Area= 185.86 Est. TCV/Floor Area= 57.07

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

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

Parcel Number: 010-205-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| JIAN JIA & BO QU | JIAN JIA | 0 | 09/27/2010 | QC | 09-FAMILY | 2010/4811 | DEED | 0.0 |
| | | 81,600 | 12/01/2003 | WD | 03-ARM'S LENGTH | 163:550 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47615 US HIGHWAY 41

Owner's Name/Address

JIAN JIA
47615 US HIGHWAY 41
HOUGHTON MI 49931

Taxpayer's Name/Address

JIAN JIA
47615 US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-5-2A1 SEC 5 T54N R33W PART OF GOV'T LOT 2, SEC 5 T54N R33W D/FBEGIN AT THE SW CORNER OF BLK 5, TOWN OF PILGRIM IN SD SEC, TH N 0 DEG 07' 30" W 91.85' TO THE S BDRY OF THE ROW OF US 41TH NW'LY ALONG THE S ROW OF HWY 0.7' TO POB, TH CONTINUE NW'LY ALONG HWY ROW 120' TO E ROW OF WAYLENE AVE PLAT OF ROYALEWOOD, TH S 39 DEG 42' 30" W ALONG ROW OF WAYLENE AVE 90', TH SE'LY & PARALLEL TO HWY ROW TO N 39 DEG 42' 30" E & PARALLEL TO ROW OF WAYLENE AVENUE 90' TO POB. .25 ACRE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/22/2000

MAP #:

2024 Est TCV 111,459 TCV/TFA: 117.08

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.25 Acres | | 13000 | 100 | | 3,250 |
| | | | 0.25 Total Acres | | | Total Est. Land Value = | | 3,250 |

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,625 | 54,105 | 55,730 | | | 37,986C |
| 2023 | 1,202 | 47,109 | 48,311 | | | 36,178C |
| 2022 | 1,202 | 39,506 | 40,708 | | | 34,456C |
| 2021 | 1,500 | 40,163 | 41,663 | | | 33,356C |

| Who | When | What |
|---|---|---|
| RVB | 09/14/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1962 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other: Hardwood
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 952 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 39
Floor Area: 952
Total Base New : 169,269 E.C.F.
Total Depr Cost: 103,253 X 1.048
Estimated T.C.V: 108,209

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 150 | CPP |

**(17) Garage**

Year Built: 1962
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: 392
% Good: 61
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1962
(11) Heating System: Forced Air w/ Ducts
Ground Area = 952 SF Floor Area = 952 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 | 952 | | |
| | | | Total: | 142,947 | 87,197 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,904 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,604 |
| Porches | | | | | |
| CPP | | | 150 | 2,807 | 1,712 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 392 | 18,753 | 11,439 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,603 |
| | | | Totals: | 169,269 | 103,253 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 108,209

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

Parcel Number: 010-205-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| LIBA RICHARD | | 0 | 08/23/2019 | OTH | 09-FAMILY | | OTHER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47564 WAYLENE ST

**Owner's Name/Address**

HAMMERSTROM MARTY
52962 BOSTON RD
CALUMET MI 49913

**Tax Description**

P5-5-2A2 SEC 5 T54N R33W PART OF THE NW 1/4 OF SEC 5 T54N R33W EMBRACED IN GOV'T LOTS 1 & 2 D/F, COMM AT SW COR OF BLK 5 OF TOWN OF PILGRIM, TH S 0 DEG 07' 30" E 221.9';TH W 214.95'TO THE SE COR OF THE PLAT OF ROYALEWOOD,TH N 56 DEG 37' 30" W 42.3' TO POB, TH CONTG N 56 DEG 37' 30" W 120', TH N 39 DEG 42' 30" E 90'; TH S 56 DEG 37' 30" E120',TH S 39 DEG 42' 30" W 90' PARALLEL TO E'LY R/W OF WAYLENE AVE TO POB. .25 A

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 18,798 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| DEMOLISH | 06/25/2009 | 09-111 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 09/10/2009 | INSPECTED |
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.25 Acres | | 13000 | 100 | | 3,250 |
| | | | 0.25 Total Acres | | | Total Est. Land Value = | | 3,250 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Concrete | 6.82 | 560 | 73 | 2,788 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,788 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,625 | 7,774 | 9,399 | | | 7,751C |
| 2023 | 1,202 | 6,853 | 8,055 | | | 7,382C |
| 2022 | 1,202 | 5,829 | 7,031 | | | 7,031S |
| 2021 | 1,500 | 5,824 | 7,324 | | | 7,324S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 5
Floor Area: 0
Total Base New : 12,816 E.C.F.
Total Depr Cost: 12,176 X 1.048
Estimated T.C.V: 12,760

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 312 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 0
(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<br>Stories Exterior Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,523 |
| Water Well, 50 Feet | 1 | 2,629 | 2,498 |
| Deck | | | |
| Treated Wood | 312 | 5,426 | 5,155 |
| Totals: | | 12,816 | 12,176 |

Notes:

ECF (NEW PLATTED) 1.048 => TCV: 12,760

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

Parcel Number: 010-205-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22266 ROYALEWOOD RD

**Owner's Name/Address**

MCDONALD CLARENCE E & JANET K, LE
MCDONALD ZACKERY R
22266 ROYALEWOOD RD
HOUGHTON MI 49931

**Tax Description**

P5-5-2A3
SEC 5 T54N R33W
PART OF THE NW 1/4 SEC 5 T54N R33W D/F, COMM AT THE SW COR OF BLK 5, TOWN OF PILGRIM, TH S 0 DEG 07' 30" E 170.8' & POB,
TH CONT S 0 DEG 07' 30" E 51.1', TH DUE W 214.95', TH N 56 DEG 37' 30" W 42.3' ALONG THE N EDGE OF THE ROW OF ROYALEWOOD ROAD, TH N 39 DEG 42' 30" E 90' PAR TO THE E R/W OF WAYLENE AVE, TH N 56 DEG 37' 30" W 120' TO E ROW OF WAYLENE AVE, TH N 39 DEG 42' 30" E 10' ALONG E ROW OF WAYLENE AVE, TH S 56 DEG 37' 30" E 120', TH N 79 DEG 42'30" 61.6'PAR TO E ROW OF WAYLENE AVE, TH S 56 DEG06' 30" E 171.2' TO POB. .54 ACRE

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 142,235 TCV/TFA: 122.62

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/01/2009 | DATA ENTER |
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 0.540 Acres | | 13,000 | 100 | | 7,020 |
| | | | 0.54 Total Acres | | | Total Est. Land Value = | | 7,020 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Crushed Rock | 2.22 | 200 | 74 | 329 |
| Wood Frame | 28.22 | 100 | 11 | 310 |
| Wood Frame | 24.46 | 192 | 62 | 2,912 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,551 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,510 | 67,608 | 71,118 | | | 23,793C |
| 2023 | 2,596 | 58,912 | 61,508 | | | 22,660C |
| 2022 | 2,596 | 49,509 | 52,105 | | | 21,581C |
| 2021 | 3,240 | 50,195 | 53,435 | | | 20,892C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 1990 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Tile
Other: Tile
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |
| X | Wood | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1160 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 31
Floor Area: 1,160
Total Base New : 182,076 E.C.F.
Total Depr Cost: 125,634 X 1.048
Estimated T.C.V: 131,664

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 284 | WGEP (1 Story) |
| 88 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1160 SF Floor Area = 1160 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 | Crawl Space | 1,160 | | |
| | | | Total: | 142,953 | 98,639 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 247 | 170 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,285 |
| Water Well, 200 Feet | | | 1 | 10,514 | 7,255 |
| Porches | | | | | |
| WGEP (1 Story) | | | 284 | 18,761 | 12,945 |
| Deck | | | | | |
| Treated Wood | | | 88 | 2,343 | 1,617 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,723 |
| | | | Totals: | 182,076 | 125,634 |

Notes:

ECF (NEW PLATTED) 1.048 => TCV: 131,664

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

Parcel Number: 010-205-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| RUPLEY JUDITH | BEKKALA BRIAN R & HELEN J | 235,000 | 07/17/2007 | WD | 03-ARM'S LENGTH | 2007/03932 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47596 WAYLENE ST A & B

**Owner's Name/Address**

BEKKALA BRIAN R & HELEN J
23999 ONECO RD
CALUMET MI 49913

**Tax Description**

P5-5-2A4
SEC 5 T54N R33W
PART OF NW 1/4 OF SEC 5 COM AT SW COR OF BLK 5 TOWN OF PILGRIM,
TH N 0 DEG 7' 30" W 91.95' TO S R/W OF HWY US 41 TH NE'LY ALONG S R/W OF SD HWY 120.7' TO E R/W OF WAYLENE AVE, TH S 39 DEG 42' 30" W 90' ALONG SD R/W TO POB,
TH S 39 DEG 42' 30" W 88.6' ALONG SD R/W

TH SE'LY 100' PAR TO S R/W OF US 41,
TH N 39 DEG 42' 30" E88.6' PAR TO E R/W OF WAYLENE AVE;
TH NW'LY 100' PAR TO S R/W OF US 41 TO POB KNOWN PAR 5
.20 A M/L;
SPLIT FOR 2017 ROLL INTO 205-007-50

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 245,703 TCV/TFA: 159.96

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[X] Improved [ ] Vacant

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | 120.70 | 0.00 | 1.0000 | 1.0000 | 0 | 100 | | 0 |
| NEW ACREAG 1 ACRE | | 0.21 Acres | | | 13000 | 100 | | 2,730 |
| 121 Actual Front Feet, 0.21 Total Acres | | | | | | | Total Est. Land Value = | 2,730 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,365 | 121,487 | 122,852 | | | 77,353C |
| 2023 | 1,010 | 105,353 | 106,363 | | | 73,670C |
| 2022 | 1,010 | 88,385 | 89,395 | | | 70,162C |
| 2021 | 1,260 | 89,800 | 91,060 | | | 67,921C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 6 | Basement |
| 8 | 1st Floor |
| | 2nd Floor |
| 6 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1536 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1382 | Living | SF |
| 2 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 14
Floor Area: 1,536
Total Base New : 268,172 E.C.F.
Total Depr Cost: 230,627 X 1.048
Estimated T.C.V: 241,697

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | WGEP (1 Story) |
| 30 | WGEP (1 Story) |
| 160 | Treated Wood |
| 160 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1536 SF Floor Area = 1536 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 | 1,536 | | |
| | | | Total: | 189,278 | 162,779 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1382 | 45,219 | 38,888 |
| Basement, Outside Entrance, Below Grade | | | 2 | 4,229 | 3,637 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 3 | 11,333 | 9,746 |
| Porches | | | | | |
| WGEP (1 Story) | | | 30 | 4,200 | 3,612 |
| WGEP (1 Story) | | | 30 | 4,200 | 3,612 |
| Deck | | | | | |
| Treated Wood | | | 160 | 3,424 | 2,945 |
| Treated Wood | | | 160 | 3,424 | 2,945 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 1,116 |
| Public Sewer | | | 1 | 1,298 | 1,116 |
| Built-Ins | | | | | |
| Vent Fan | | | 1 | 269 | 231 |
| | | | Totals: | 268,172 | 230,627 |

Notes: DUPLEX

ECF (NEW PLATTED) 1.048 => TCV: 241,697

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

Parcel Number: 010-205-007-50 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. |
|---|---|---|---|---|---|---|---|---|
| RUPLEY JUDITH | BEKKALA BRIAN R & HELEN J | 235,000 | 07/17/2007 | WD | 03-ARM'S LENGTH | 2007/03932 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47580 WAYLENE ST

Owner's Name/Address

BEKKALA BRIAN R & HELEN J
23999 ONECO RD
CALUMET MI 49913

Tax Description

P5-5-2A4
SEC 5 T54N R33W
PART OF NW 1/4 OF SEC 5 COM AT SW COR OF BLK 5 TOWN OF PILGRIM,
COM AT SW COR OF BLK 5 TOWN OF PILGRIM; TH S 0 DEG 7' 30" E 221.9'; TH W 214.95' TO SE COR OF PLAT OF ROYALEWOOTH N 56 DEG 37'30" W 162.3' ALG N R/W OF ROYALEWOOD RD; TH N 39 DEG 42'30" E 100'ALG E ROW OF WAYLENE AVE TO POB;
TH N 39 DEG 42'30" E 80.6' ALG SD E ROW;
TH S 56DEG 37' 30" E 120' PAR TO N ROW OF ROYALWOOD RD;
TH S 39 DEG 42' 30" W 80.6';
THN 56 DEG 37'30" W 120' PAR TO N'LY ROW OF ROYALWOOD RD TO POB AKA PAR 4 CONTAIN.25 A M/L
SPLIT FOR 2017 ROLL FROM 205-007-00

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 275,424 TCV/TFA: 116.80

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | 120.70 | 0.00 | 1.0000 | 1.0000 | 0 | 100 | | 0 |
| NEW ACREAG 1 ACRE | | 0.25 Acres | | | 13000 | 100 | | 3,250 |
| 121 Actual Front Feet, 0.25 Total Acres | | | | | | | Total Est. Land Value = | 3,250 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,625 | 136,087 | 137,712 | | | 86,770C |
| 2023 | 1,202 | 118,185 | 119,387 | | | 82,639C |
| 2022 | 1,202 | 99,137 | 100,339 | | | 78,704C |
| 2021 | 1,500 | 100,745 | 102,245 | | | 76,190C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: TRI-LEVEL

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1572 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 864 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |
| 1 | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 24
Floor Area: 2,358
Total Base New : 340,118 E.C.F.
Total Depr Cost: 258,490 X 1.048
Estimated T.C.V: 270,898

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 150 | WGEP (1 Story) |
| 36 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1572 SF Floor Area = 2358 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Tri-Level | Siding | Basement | 864 | | |
| Tri-Level | Siding | Basement | 708 | | |
| | | | Total: | 281,337 | 213,816 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 864 | 30,318 | 23,042 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,904 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,456 |
| Porches | | | | | |
| WGEP (1 Story) | | | 150 | 12,209 | 9,279 |
| WGEP (1 Story) | | | 36 | 5,111 | 3,884 |
| Water/Sewer | | | | | |
| Public Sewer | | | 1 | 1,462 | 1,111 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,998 |
| | | | Totals: | 340,118 | 258,490 |

Notes: SPLIT LEVEL

ECF (NEW PLATTED) 1.048 => TCV: 270,898

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

Parcel Number: 010-205-008-00 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. |
|---|---|---|---|---|---|---|---|---|
| MILLER GORDON H JR | HOLIDAY APTS., LLC | 70,000 | 01/26/2007 | WD | 03-ARM'S LENGTH | 2007/01434 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47751 US HIGHWAY 41

**Owner's Name/Address**

HOLIDAY APTS LLC
BRADWAY DEREK
PO BOX 492
DOLLAR BAY MI 49922

**Tax Description**

P5-5-2AA SEC 5 T54N R33W PART OF GOV'T LOT 1 D/F, FROM W 1/4 POSTOF SEC 5 T54N R33W GO S 89 DEG 48' E 33' TH N 0 DEG 12' E 1465.8', TH S 55 DEG 5'30" E 345', TH S 50 DEG 58' 30" E 310', TH N 15 DEG 17' 30" E 320' M/L TO ROW OFHWY US 41 POB, TH SE'LY ALONG SD ROW 150' M/L, TH S 15 DEG 17' 30" W 150', THN 50 DEG 58' 30" W 150' TH N 15 DEG 17'30" E 150' M/L TO POB. .50 ACRE

AND
P5-2-2N SEC 5 T54N R33W PRT NW 1/4, COM W 1/4 COR; TH N 0 DEG 12' E 1236.28' ALONG W SEC LINE, TH E 569.32' TO POB, BEING ON N LINE OF LOT 1 OF TALL OAK SUBDIVISION; TH N 38 DEG 32' 50" E 135.17' TO S'LY R/W OF HWY U.S. 41, TH S 15 DEG 13' 30" W 149.10' TO N LINE OF LOT 1, TH N 49 DEG 45' 12" W 59.06' TO POB. .092 A. M/L
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 205,001 TCV/TFA: 50.77

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 05/15/2007 | 07-067 | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements
- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 119.00 | 137.00 | 1.1625 | 0.9629 | 500 | 100 | | 66,602 |
| MIXED RES | 100.00 | 137.00 | 0.5539 | 1.0000 | 188 | 100 | | 10,413 |
| 219 Actual Front Feet, 0.69 Total Acres | | | | | | | Total Est. Land Value = | 77,015 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 38,508 | 63,993 | 102,501 | | | 72,566C |
| 2023 | 35,178 | 56,315 | 91,493 | | | 69,111C |
| 2022 | 35,178 | 34,776 | 69,954 | | | 65,820C |
| 2021 | 35,178 | 33,167 | 68,345 | | | 63,718C |

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

Desc. of Bldg/Section:
Calculator Occupancy: Apartment

Class: D,Siding
Floor Area: 4,038
Gross Bldg Area: 4,038
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 58
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1954 Year Built
1957 Remodeled

10 Overall Bldg Height

Comments:
CORRECTED SQ FT MBOR 2015 WAS 18,840 - CORRECTED TO 4,038 SQ FT. FOR 2015

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **

Quality: Low Cost
Heat#1: Heat Pump System 100%
Heat#2: Heat Pump System 0%
Ave. SqFt/Story: 4038
Ave. Perimeter
Has Elevators:

*** Basement Info ***

Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type:

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 0
Overall Building Height: 10

Base Rate for Upper Floors = 82.19

(10) Heating system: Heat Pump System Cost/SqFt: 23.85 100%
Adjusted Square Foot Cost for Upper Floors = 106.04

Total Floor Area: 4,038 Base Cost New of Upper Floors = 428,189

Reproduction/Replacement Cost = 428,189
Eff.Age:58 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 149,866

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 127,986
Replacement Cost/Floor Area= 106.04 Est. TCV/Floor Area= 31.70

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

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

Parcel Number: 010-205-009-00 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. |
|---|---|---|---|---|---|---|---|---|
| SMITH HELEN | FALESCHINI BONNIE & BARTH | 0 | 12/31/2009 | OTH | 08-ESTATE | 2010/01874 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

MILL RD

**Owner's Name/Address**

FALESCHINI BONNIE & BARTH CYNTHIA
PO BOX 589
DOLLAR BAY MI 49922

**Taxpayer's Name/Address**

FALESCHINI BONNIE & BARTH CYNTHIA
1008 APOLLO BEACH APT 108
APOLLO BEACH FL 33572

**Tax Description**

P5-5-2AB SEC 5 T54N R33W PART OF NW 1/4 OF SEC 5 T54N R33W D/F, COMM AT 1/4 COR ON LINE BTW SEC'S 5 & 6, TH S 89 DEG 48' E 33' TO EDGE OF ROW OF CO RD, TH N 0 DEG 12' E 1643.7', TH S 89DEG 48' E 7.0' TO A POINT ON EDGE OF ROW OF CO RD POB,
TH S 85 DEG 28' E 169.8',
TH N 44 DEG 16' E 15',
TH N 49 DEG 14' W 232.5' TO EASTERN EDGE OF ROW OF SD CO RD,
TH S 1 DEG 20' W 150' ALONG SD ROW TO POB. .33 ACRE M/L

**Comments/Influences**

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 8,361

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 100.33 | 190.50 | 0.8700 | 1.1269 | 85 | 100 | | 8,361 |
| 150 Actual Front Feet, 0.33 Total Acres | | | | | | | Total Est. Land Value = | 8,361 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,181 | 0 | 4,181 | | | 1,338C |
| 2023 | 3,640 | 0 | 3,640 | | | 1,275C |
| 2022 | 3,837 | 0 | 3,837 | | | 1,215C |
| 2021 | 3,935 | 0 | 3,935 | | | 1,177C |

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

Parcel Number: 010-205-010-00 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 | 12/01/2003 | WD | 03-ARM'S LENGTH | 163:532 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47831 US HIGHWAY 41

Owner's Name/Address

GATEWAY APTS LLC
BRADWAY DEREK & HEATHER
PO BOX 492
DOLLAR BAY MI 49922

Tax Description

P5-5-2AD SEC 5 T54N R33W COM AT W 1/4 POST ON LINE BTW SECS 5 & 6TH S 89 DEG 48' E 33' TO E SIDE OF ROW OF CO RD, TH N ALG E BDRY OF ROW OF CO RD 1793.7' POB, TH S 49 DEG 14' E 232.5';
TH S 44 DEG 16' W 15', TH S 75 DEG 15' E 120',
TH N 41 DEG 28' E 73.2' TO PNT ON S BDRY OF ROW OF US HWY 41,
TH IN A NWLY DIR ALG S BDRY OF SD HWY 447.9',
TO SE JCT OF R/W OF HWY US 41 & CO RD 41-A,
THS 1 DEG 20' W ALG E BDRY OF CO RD 170' TO POB. 1.47 ACRES M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 492,286 TCV/TFA: 57.78

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 05/15/2007 | 07-0067 | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 447.00 | 142.00 | 0.9726 | 0.9663 | 500 | 100 | | 210,059 |
| 447 Actual Front Feet, 1.46 Total Acres | | | | | | | Total Est. Land Value = | 210,059 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 105,030 | 141,113 | 246,143 | | | 178,781C |
| 2023 | 94,527 | 123,309 | 217,836 | | | 170,268C |
| 2022 | 94,527 | 110,637 | 205,164 | | | 162,160C |
| 2021 | 94,527 | 109,496 | 204,023 | | | 156,980C |

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

Desc. of Bldg/Section:
Calculator Occupancy: Motels - Extended Stay

Class: C
Floor Area: 6,775
Gross Bldg Area: 8,520
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 42
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1956 Year Built
1988 Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Fair
Heat#1: Individual thru-wall Heat Pu 100%
Heat#2: Individual thru-wall Heat Pu 0%
Ave. SqFt/Story: 6775
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Fair
Total Floor Area: 6775 # of Units: 0
Overall Building Height: 10

Base Rate for Upper Floors = 97.98

(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 8.38 100%
Adjusted Square Foot Cost for Upper Floors = 106.36

Total Floor Area: 6,775 Base Cost New of Upper Floors = 720,590

Reproduction/Replacement Cost = 720,590
Eff.Age:42 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 252,207

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 215,384
Replacement Cost/Floor Area= 106.36 Est. TCV/Floor Area= 31.79

(1) Excavation/Site Prep:

(2) Foundation: | | Footings
X Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| | Few | |
| | Average | |
| | Many | |
| | Unfinished | |
| | Typical | |
| | Flex Conduit | |
| | Rigid Conduit | |
| | Armored Cable | |
| | Non-Metalic | |
| | Bus Duct | |
| | | Few |
| | | Average |
| | | Many |
| | | Unfinished |
| | | Typical |
| | | Incandescent |
| | | Fluorescent |
| | | Mercury |
| | | Sodium Vapor |
| | | Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

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

Desc. of Bldg/Section:
Calculator Occupancy: Motels - Extended Stay

Class: C
Floor Area: 512
Gross Bldg Area: 8,520
Stories Above Grd: 2
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 42
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| 1956 | Year Built |
| 1998 | Remodeled |
| 20 | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Fair
Heat#1: Individual thru-wall Heat Pu 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 256
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Fair
Total Floor Area: 512 # of Units: 0
Overall Building Height: 20

Base Rate for Upper Floors = 134.42

(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 11.50 100%
Adjusted Square Foot Cost for Upper Floors = 145.92

Total Floor Area: 512 Base Cost New of Upper Floors = 74,711

Reproduction/Replacement Cost = 74,711
Eff.Age:42 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 26,149

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 22,331
Replacement Cost/Floor Area= 145.92 Est. TCV/Floor Area= 43.62

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Motels - Extended Stay

Class: C
Floor Area: 708
Gross Bldg Area: 8,520
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 42
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1956 Year Built
1998 Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Fair
Heat#1: Individual thru-wall Heat Pu 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 708
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Fair
Total Floor Area: 708 # of Units: 0
Overall Building Height: 10

Base Rate for Upper Floors = 126.04

(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 10.79 100%
Adjusted Square Foot Cost for Upper Floors = 136.83

Total Floor Area: 708 Base Cost New of Upper Floors = 96,876

Reproduction/Replacement Cost = 96,876
Eff.Age:42 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 33,907

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 28,956
Replacement Cost/Floor Area= 136.83 Est. TCV/Floor Area= 40.90

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Storage

Class: C
Floor Area: 525
Gross Bldg Area: 8,520
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 42
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1967 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 525
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 0
Overall Building Height: 10

Base Rate for Upper Floors = 99.13

Adjusted Square Foot Cost for Upper Floors = 99.13

Total Floor Area: 525 Base Cost New of Upper Floors = 52,044

Reproduction/Replacement Cost = 52,044
Eff.Age:42 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 18,215

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 4 = 15,556
Replacement Cost/Floor Area= 99.13 Est. TCV/Floor Area= 29.63

(1) Excavation/Site Prep:

(2) Foundation: Footings

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| | 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

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

Parcel Number: 010-205-011-00 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. |
|---|---|---|---|---|---|---|---|---|
| CROMWELL JOHN JR & HAYES S | RULISON ADAM & RACHEL & | 90,000 | 11/30/2018 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| PINNOW CHRISTOPHER K & STE | CROMWELL JOHN JR & HAYES S | 70,000 | 08/23/2013 | WD | 03-ARM'S LENGTH | 2013/04964 | DEED | 100.0 |
| OIKARINEN CAROL SUE | PINNOW CHRISTOPHER K & STE | 81,000 | 12/12/2006 | WD | 03-ARM'S LENGTH | 2007/03766 | DEED | 100.0 |
| | | 60,000 | 05/01/2003 | WD | 03-ARM'S LENGTH | 161:145 | DEED | 0.0 |

Property Address

47716 MILL RD

Owner's Name/Address

RULISON ADAM & RACHEL &
RULISON DAVIE E & LINDA L
15780 DONKEN RD
PELKIE MI 49958

Tax Description

P5-5-2AE SEC 5 T54N R33W FROM 1/4 POST BET SECS 5 & 6 GO N 0 DEG 9' 30" E ALONG SEC LINE BET SECS 5 & 6, 1146.4', TH S 89 DEG 50' 30" E 33' TO POB, TH S 89 DEG 50' 30" E 125' TH N 0 DEG 9' 30" E 120', TH N 89 DEG 50' 30" W 125', TH S 0 DEG 9' 30" W 120' TO POB KNOWN AS LOTS 1 & 3 STAMP MILL LOCATION. .35 A.
AND
P5-5-2K SEC 5 T54N R33W PART OF GOV'T LOT 1 D/F, COM AT W 1/4 POST SEC 5 TH N 0 DEG 12' E 1376.4', TH S 89 DEG 48' E 33' TO POB, TH S 55 DEG 35' E 151.2', TH S 0 DEG 12' W 25', TH N89 DEG 48' W 125', TH N 0 DEG 12' E 110' TO POB. .20 A. WAS PARCEL 010-205-024-00)
AND
P5-5-2D SEC 5 T54N R33W FROM 1/4 POST BET SECS 5 & 6 GO N 0 DEG 9' 30" E ALONG SEC LINE BET SECS 5 & 6, 1056.4', TH S 89 DEG 50' 30" E 33' TO POB, TH S 89 DEG 50' 30"
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/09/2018

MAP #:

2024 Est TCV 114,526 TCV/TFA: 86.63

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | 333.67 | 125.00 | 1.0000 | 0.0000 | 0 | 100* | | 0 |
| NEW ACREAG 1 ACRE | | 0.80 Acres | | | 13000 | 100 | | 10,400 |

* denotes lines that do not contribute to the total acreage calculation.
382 Actual Front Feet, 0.80 Total Acres Total Est. Land Value = 10,400

Public Improvements

- 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.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,200 | 52,063 | 57,263 | | | 42,738C |
| 2023 | 3,846 | 47,786 | 51,632 | | | 40,703C |
| 2022 | 3,846 | 36,947 | 40,793 | | | 38,765C |
| 2021 | 4,800 | 37,016 | 41,816 | | | 37,527C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1910 | 2020 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Asbestos |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 468 S.F.
Crawl: 620 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 47
Floor Area: 1,322
Total Base New : 199,862 E.C.F.
Total Depr Cost: 105,927 X 0.983
Estimated T.C.V: 104,126

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1950
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: 701
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1910
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1088 SF Floor Area = 1322 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Mich Bsmnt. | 468 | | |
| 1 Story | Siding | Crawl Space | 620 | | |
| | | | Total: | 166,784 | 90,481 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Basement, Outside Entrance, Below Grade | 1 | 2,505 | 1,328 |

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

| | | | |
|---|---|---|---|
| Base Cost | 701 | 27,893 | 14,783 |
| Common Wall: 1/2 Wall | 1 | -1,314 | -696 |
| Door Opener | 2 | 1,070 | 567 |
| Water/Sewer | | | |
| Public Water | 1 | 1,462 | 775 |
| Public Sewer | 1 | 1,462 | 775 |
| Totals: | | 199,862 | 105,927 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 104,126

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

Parcel Number: 010-205-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 49,000 | 05/01/1998 | WD | 03-ARM'S LENGTH | 143:66 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22041 ROYALEWOOD RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KELLER L RUTH<br>PO BOX 331<br>LANSE MI 49946 | 2024 Est TCV 102,152 TCV/TFA: 110.67 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.29 Acres | | 13000 | 100 | | 3,770 |
| | | | 0.29 Total Acres | | | | Total Est. Land Value = | 3,770 |

Tax Description

P5-5-2B SEC 5 T54N R33W FROM 1/4 POST BET SECS 5 & 6 GO N 0 DEG 9' 30" E ALONG SEC LINE BET SECS 5 & 6, 1146.38', TH S 89 DEG 50' 30" E 158' TO POB, TH S 89 DEG 50' 30" E 125 FT, TH N 0 DEG 9' 30" E 60' TH N 55 DEG 37' 30" W 151.16', TH S 0 DEG 9' 30" W 45' TO POB KNOWN AS LOT 2 STAMP MILL LOC. .29 A M/L

Comments/Influences

Public Improvements

- 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.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,885 | 49,191 | 51,076 | | | 39,732C |
| 2023 | 1,394 | 42,807 | 44,201 | | | 37,840C |
| 2022 | 1,394 | 35,897 | 37,291 | | | 36,039C |
| 2021 | 1,740 | 36,494 | 38,234 | | | 34,888C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MINE HOUSE

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 468 S.F.
Crawl: 104 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 37
Floor Area: 923
Total Base New : 149,007 E.C.F.
Total Depr Cost: 93,876 X 1.048
Estimated T.C.V: 98,382

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |
| 56 | Treated Wood |

**(17) Garage**

Year Built: 1975
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: 780
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MINE HOUSE Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 572 SF Floor Area = 923 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Crawl Space | 104 | | |
| | | | Total: | 107,376 | 67,648 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,332 |
| Porches | | | | | |
| WGEP (1 Story) | | | 84 | 7,698 | 4,850 |
| Deck | | | | | |
| Treated Wood | | | 56 | 1,799 | 1,133 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 780 | 26,949 | 16,978 |
| Door Opener | | | 1 | 475 | 299 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 818 |
| Public Sewer | | | 1 | 1,298 | 818 |
| | | | Totals: | 149,007 | 93,876 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 98,382

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

Parcel Number: 010-205-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| SPROULE FAMILY TRUST & DAV | VAN TASSEL L MARK & ANGELA | 85,000 | 07/06/2015 | WD | 03-ARM'S LENGTH | 2015/03403 | DEED | 100.0 |
| CLOUTIER CHRISTINE | SPROULE FAMILY TRUST & DAV | 70,000 | 07/27/2011 | WD | 03-ARM'S LENGTH | 2011/03637 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
22055 ROYALEWOOD RD

Owner's Name/Address
VAN TASSEL L MARK & ANGELA L
22055 ROYALEWOOD RD
HOUGHTON MI 49931

Tax Description
P5-5-2C SEC 5 T54N R33W
FROM 1/4 POST BET SECS 5 & 6
GO N 0 DEG 9' 30" E ALONG SEC LINE BET SECS 5 & 6, 1086.4', TH S 89 DEG 59' 30" E 158' TO POB,
TH S 89 DEG 50' 30" E 125' TH N 0 DEG 9' 30" E 60', TH N 89 DEG 50'30" W 125', TH S 0 DEG 9' 30" W 60' TO POB
KNOWN AS LOT 4 STAMP MILL LOCATION.
0.17 ACRE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 09/14/2016
MAP #:
2024 Est TCV 117,420 TCV/TFA: 131.05

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 01/04/2001 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.17 Acres | | 13000 | 100 | | 2,210 |
| | | | 0.17 Total Acres | | Total Est. Land Value = | | | 2,210 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,105 | 57,605 | 58,710 | | | 45,429C |
| 2023 | 818 | 50,176 | 50,994 | | | 43,266C |
| 2022 | 818 | 42,141 | 42,959 | | | 41,206C |
| 2021 | 1,020 | 42,765 | 43,785 | | | 39,890C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1986 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 896 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 32
Floor Area: 896
Total Base New : 158,635 E.C.F.
Total Depr Cost: 107,872 X 1.048
Estimated T.C.V: 113,050

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1986
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: 392
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1986
(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 896 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 | 896 | | |
| | | | Total: | 135,752 | 92,312 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,237 |
| Public Water | | | 1 | 1,462 | 994 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 392 | 18,753 | 12,752 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,787 |
| Door Opener | | | 1 | 535 | 364 |
| | | | Totals: | 158,635 | 107,872 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 113,050

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

Parcel Number: 010-205-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| PEGG BARRY M & VALERIE E T | CHRISTIANSON MICHAEL & | 160,000 | 04/26/2017 | WD | 03-ARM'S LENGTH | 2017/02436 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22059 ROYALEWOOD RD

Owner's Name/Address

CHRISTIANSON MICHAEL &
LYSNE CYNTHIA
22059 ROYALEWOOD RD
HOUGHTON MI 49931

Tax Description

P5-5-2E SEC 5 T54N R33W FROM 1/4 POST BET SECS 5 & 6 GO N 0 DEG 9' 30" E ALONG SEC LINE BET SECS 5 & 6, 966.4', TH S 89 DEG 50' 30" E 158' TO POB, TH S 89 DEG 50' 30" E 125', TH N 0 DEG 9' 30" E 120', TH N 89 DEG 50' 30" W 125', TH S 0 DEG 9' 30" W 120' TO POB KNOWN AS LOTS 6 & 8 STAMP MILL LOCATION. .35 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 198,312 TCV/TFA: 86.56

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| RVB | 09/15/2001 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 0.350 Acres | | 13,000 | 100 | | 4,550 |
| | | | 0.35 Total Acres | | Total Est. Land Value = | | | 4,550 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.11 | 80 | 46 | 1,035 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,035 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,275 | 96,881 | 99,156 | | | 79,964C |
| 2023 | 1,683 | 88,504 | 90,187 | | | 76,157C |
| 2022 | 1,683 | 77,536 | 79,219 | | | 72,531C |
| 2021 | 2,100 | 77,646 | 79,746 | | | 70,214C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 1980 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| 4 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Vinyl

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 820 S.F.
Crawl: 420 S.F.
Slab: 63 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 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 |
| 1 | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 27
Floor Area: 2,291
Total Base New : 268,574 E.C.F.
Total Depr Cost: 196,060 X 0.983
Estimated T.C.V: 192,727

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
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: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1303 SF Floor Area = 2291 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 | 252 | | |
| 2 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Slab | 63 | | |
| 2 Story | Siding | Basement | 352 | | |
| 2 Story | Siding | Crawl Space | 168 | | |
| | | Total: | | 236,058 | 172,323 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Basement, Outside Entrance, Below Grade | 1 | 2,114 | 1,543 |
| **Plumbing** | | | |
| 2 Fixture Bath | 1 | 2,541 | 1,855 |
| Vent Fan | 1 | 201 | 147 |
| Ceramic Tub Alcove | 1 | 670 | 489 |
| **Water/Sewer** | | | |
| 1000 Gal Septic | 1 | 4,453 | 3,251 |
| Public Water | 1 | 1,298 | 948 |
| **Garages** | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 440 | 18,066 | 13,188 |
| Door Opener | 2 | 1,070 | 781 |
| **Fireplaces** | | | |
| Wood Stove | 1 | 2,103 | 1,535 |
| Totals: | | 268,574 | 196,060 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 192,727

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

Parcel Number: 010-205-016-00 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. |
|---|---|---|---|---|---|---|---|---|
| ROWE WILLIAM | | 1 | 08/30/2016 | QC | 09-FAMILY | 2016/05555 | DEED | 0.0 |
| | | 1 | 07/01/2000 | WD | 03-ARM'S LENGTH | 151:551 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47680 MILL RD

Owner's Name/Address

OLLIS PROPERTIES LLC
PO BOX 2
ATLANTIC MINE MI 49905

Tax Description

P5-5-2F SEC 5 T54N R33W FROM 1/4 POST BET SECS 5 & 6 GO N 0 DEG 9' 30" E ALONG SEC LINE BET SECS 5 & 6, 966.4', TH S 89 DEG 50' 30" E 33' TO POB,
TH S 89 DEG 50' 30" E 125',
TH N 0 DEG 9' 30" E 90', TH N 89 DEG 50' 30" W 125', TH S 0 DEG 9' 30" W 90' TO POB KNOWN AS LOT 9 & S 1/2 OF LOT 7 STAMP MILL LOCATION. .26 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 73,268 TCV/TFA: 104.37

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| LP | 06/11/2009 | DATA ENTER |
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.26 Acres | | 13000 | 100 | | 3,380 |
| | | | 0.26 Total Acres | | Total Est. Land Value = | | | 3,380 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,690 | 34,944 | 36,634 | | | 28,533C |
| 2023 | 1,250 | 30,452 | 31,702 | | | 27,175C |
| 2022 | 1,250 | 25,873 | 27,123 | | | 25,881C |
| 2021 | 1,560 | 26,305 | 27,865 | | | 25,055C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MINE HOUSE

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| 1 | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Asphalt |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Wood |

**(7) Excavation**

Basement: 468 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 42
Floor Area: 702
Total Base New : 114,981 E.C.F.
Total Depr Cost: 66,687 X 1.048
Estimated T.C.V: 69,888

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |
| 32 | Treated Wood |

**(17) Garage**

Year Built: 1930
Car Capacity: 1
Class: CD
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MINE HOUSE Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 468 SF Floor Area = 702 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 468 | | |
| | | | Total: | 85,591 | 49,641 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,583 |
| Public Water | | | 1 | 1,298 | 753 |
| Porches | | | | | |
| WGEP (1 Story) | | | 144 | 10,904 | 6,324 |
| Deck | | | | | |
| Treated Wood | | | 32 | 1,345 | 780 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 240 | 10,915 | 6,331 |
| Door Opener | | | 1 | 475 | 275 |
| | | | Totals: | 114,981 | 66,687 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 69,888

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

Parcel Number: 010-205-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| LIPE PATRICK & JOANN | OPPLIGER DOUGLAS & SHAWN | 23,000 | 04/21/2011 | PTA | 03-ARM'S LENGTH | | DEED | 100.0 |
| LOWNEY MICHAEL JR | LIPE PATRICK & JOANN | 18,900 | 10/27/2006 | WD | 03-ARM'S LENGTH | 169/764 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47640 MILL RD

Owner's Name/Address

OPPLIGER DOUGLAS & SHAWN
47640 MILL RD
HOUGHTON MI 49931

Tax Description

CORRECTED LEGAL(4/21/2011): P5-5-2G1 A PARCEL IN GL-1 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 5-54-33, DESCRIBED AS FOLLOWS: COM AT THE W 1/4 CORNER OF SEC 5; TH N 00 DEG 09'30" E 726.40'; TH S 89 DEG 50' 30" E 33' TO THE E ROW (66') OF MILL ROAD AND POB; TH S 89 DEG 50' 30" E 250'; TH N 00 DEG 09' 30" E 120'; TH N 89 DEG 50' 30" W 250' TO THE E ROW (66') OF MILL ROAD; TH S 00 DEG 09' 30" W ALONG THE E ROW (66') OF MILL ROAD 120' TO THE POB. 0.69 A M/L
OLD LEGAL:
P5-5-2G1 SEC 5 T54N R33W PT OF SEC 5 T54N R33W D/F, COMM AT THE W 1/4 POST OF SEC 5 TH N 0 DEG 9'30"E ALG LN OF SEC 726.40';TH S 89 DEG 50'30 E 33' TO POB; TH E'LY 283'; TH N 240'; TH W 125'; TH S
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/01/2015

MAP #:

2024 Est TCV 215,374 TCV/TFA: 149.15

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| SAUNA | 12/20/2019 | 2019-010-027 | FOUNDATION |
| HOUSE | 07/16/2014 | 14-138 | RECHECK |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.69 Acres | | 13000 | 100 | | 8,970 |
| | | | 0.69 Total Acres | | | | Total Est. Land Value = | 8,970 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 95 | 6,174 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,174 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 103,202 | 107,687 | | | 81,028C |
| 2023 | 3,317 | 94,080 | 97,397 | | | 77,170C |
| 2022 | 3,317 | 76,245 | 79,562 | | | 73,496C |
| 2021 | 4,140 | 76,206 | 80,346 | | | 71,149C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2014 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1444 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 8
Floor Area: 1,444
Total Base New : 221,405 E.C.F.
Total Depr Cost: 203,693 X 0.983
Estimated T.C.V: 200,230

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 240 | CCP (1 Story) |

**(17) Garage**

Year Built: 2014
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: 840
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 2014
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1444 SF Floor Area = 1444 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,444 | | |
| | | | Total: | 180,819 | 166,354 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,799 |
| Porches | | | | | |
| CCP (1 Story) | | | 240 | 6,012 | 5,531 |
| Foundation: Shallow | | | 240 | -1,452 | -1,336 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 840 | 31,618 | 29,089 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,418 |
| Door Opener | | | 2 | 1,070 | 984 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,345 |
| Public Sewer | | | 1 | 1,462 | 1,345 |
| | | | Totals: | 221,405 | 203,693 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 200,230

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

Parcel Number: 010-205-019-00 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. |
|---|---|---|---|---|---|---|---|---|
| RHEEM HELEN | O'CONNOR WILLIAM J & KRIST | 90,000 | 03/28/2008 | WD | 03-ARM'S LENGTH | 2008/01591 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47664 MILL RD

**Owner's Name/Address**

O'CONNOR WILLIAM J & KRISTINA M
47664 MILL RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

O'CONNOR WILLIAM J & KRISTINA M
218 CLARK ST
HOUGHTON MI 49931

**Tax Description**

P5-5-2G2 SEC 5 T54N R33W PART OF GOV'T LOT 1, SEC 5 T54N R33W D/F, FROM 1/4 POST BET SECS 5 & 6 GO N 0 DEG 9' 30" E 846.4' TH S 89 DEG 50' 30"E 33' TO POB, TH S 89 DEG 50' 30" E 125', TH N 0 DEG 9' 30" E 120', TH N 89 DEG 50' 30" W 125', TH S 0 DEG 9' 30" W 120' TO POB. .34 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 158,653 TCV/TFA: 95.29

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/04/2018 | 2018-031-074 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

- 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**

- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.34 Acres | | 13000 | 100 | | 4,420 |
| | | | 0.34 Total Acres | | Total Est. Land Value = | | | 4,420 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,210 | 77,117 | 79,327 | | | 53,395C |
| 2023 | 1,635 | 67,287 | 68,922 | | | 50,853C |
| 2022 | 1,635 | 63,329 | 64,964 | | | 56,669C |
| 2021 | 2,040 | 64,381 | 66,421 | | | 54,859C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1920 | 1960 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| 6 | 2nd Floor |
| 6 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1296 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 46
Floor Area: 1,665
Total Base New : 272,539 E.C.F.
Total Depr Cost: 147,169 X 1.048
Estimated T.C.V: 154,233

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 252 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1950
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: 715
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1665 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 540 | | |
| 1.5 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Basement | 288 | | |
| | | | Total: | 213,179 | 115,117 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,455 |
| Vent Fan | | | 2 | 495 | 267 |
| Porches | | | | | |
| WGEP (1 Story) | | | 252 | 17,396 | 9,394 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 715 | 28,271 | 15,266 |
| Common Wall: 1/2 Wall | | | 1 | -1,314 | -710 |
| Door Opener | | | 1 | 535 | 289 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 789 |
| Public Sewer | | | 1 | 1,462 | 789 |
| Fireplaces | | | | | |
| Interior 2 Story | | | 1 | 6,506 | 3,513 |
| | | | Totals: | 272,539 | 147,169 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 154,233

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

Parcel Number: 010-205-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22059 ROYALEWOOD RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHRISTIANSON MICHAEL &<br>LYSNE CYNTHIA<br>22059 ROYALEWOOD RD<br>HOUGHTON MI 49931 | 2024 Est TCV 4,420 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 0.340 Acres | | 13,000 | 100 | | 4,420 |
| | | | 0.34 Total Acres | | Total Est. Land Value = | | | 4,420 |

Taxpayer's Name/Address

PEGG BARRY M & VALERIE E TRUST
22059 ROYALEWOOD RD
HOUGHTON MI 49931

Tax Description

P5-5-2G3 SEC 5 T54N R33W A PARCEL OF LAND IN SEC 5 D/F, COM AT W 1/4 POST OF SEC 5, TH N'LY ALONG W LINE OF SEC 5 846.4', TH DEFLECTING RT 90 DEG 158' TO POB, TH DEFLECTING LEFT 90 DEG 120', TH DEFLECTING RIGHT 90DEG 125' TH DEFLECTING RIGHT 90 DEG 120', TH DEFLECTING RIGHT 90 DEG 125' TOPOB. .35 A.

Comments/Influences

Public Improvements

- 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

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,210 | 0 | 2,210 | | | 1,716C |
| 2023 | 1,635 | 0 | 1,635 | | | 1,635S |
| 2022 | 1,635 | 0 | 1,635 | | | 1,635S |
| 2021 | 2,040 | 0 | 2,040 | | | 2,040S |

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

Parcel Number: 010-205-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 75,000 | 09/01/2001 | WD | 03-ARM'S LENGTH | 156:137 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 46347 US HIGHWAY 41 |

| Owner's Name/Address |
|---|
| BERRYMAN BRIAN P & DONNA J<br>46347 US HIGHWAY 41<br>HOUGHTON MI 49931 |

| Tax Description |
|---|
| P5-5-2H SEC 5 T54N R33W PART OF GOV'T LOT 2, SEC 5 D/F, COMM AT NW COR OF PLAT OF TOWN OF PILGRIM SD PT BEING ON S'LY R/W LINE OF DSS & A RY, THN 52 DEG 35' 30" W ALONG R/W 60' TO POB,TH S 37 DEG 24'30" W 60' TH N 52 DEG 35'30" W 40', TH N 37 DEG 24' 30" E TO S'LY R/W LINE, TH S 52 DEG 35' 30" E ALONG R/W 40' TO POB & FURTHER THAT CERTAIN PARCEL OF LAND 15' WIDE BET US 41 & THE PARCEL OF LAND ABOVE DESC. .06 ACRE |

| Comments/Influences |
|---|
| |

| Class: COMMERCIAL-VACANT | Zoning: |
|---|---|
| School: HOUGHTON-PORTAGE TWP SCHOOLS | |
| P.R.E. 0% | |
| MAP #: | |
| 2024 Est TCV 33,000 | |

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| | | |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 0.660 Acres | | 50,000 | 100 | | 33,000 |
| | | | 0.66 Total Acres | | | Total Est. Land Value = | | 33,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,500 | 0 | 16,500 | | | 367C |
| 2023 | 15,840 | 0 | 15,840 | | | 350C |
| 2022 | 15,840 | 0 | 15,840 | | | 334C |
| 2021 | 15,840 | 0 | 15,840 | | | 324C |

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

Parcel Number: 010-205-022-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22349 ROYALEWOOD RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| FRANCIS KARL F & DEBORAH L<br>46996 SHERIDAN PL<br>HOUGHTON MI 49931 | 2024 Est TCV 117,357 TCV/TFA: 56.86 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.460 | Acres | 12,055 | 100 | | 17,600 |
| | | | 1.46 | Total Acres | | Total Est. Land Value = | | 17,600 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 35.07 | 120 | 42 | 1,767 |
| Wood Frame | 28.29 | 590 | 42 | 7,010 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,777 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| X | Sewer |
| X | 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 |

Tax Description

P5-5-2I SEC 5 T54N R33W
PARCEL #1
A PARCEL OF LAND BEING A PART OF ISLE ROYALE RAILROAD ROW IN GOVT LOTS 2 AND 3 OF SECTION 5, T54N, R33W, DESCRIBED AS: 55 FEET WIDE AND 27.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMM AT IRON PIN WHICH IS THE NW CORNER OF BLOCK 5 OF THE TOWN OF PILGRIM; TH S 00° 07' 30" E 335.75 FEET TO AN IRON PIN; TH W 260.8 FEET TO AN IRON PIN SET IN CONCRETE ON THE CENTERLINE OF THE SE TERMINATION OF ROYALEWOOD ROAD OF THE VILLAGE OF ROYALEWOOD WHICH IS THE POB; TH S 50° 55' 00" E (RECORDED AS SOUTHEASTERLY) 793.55 FEET ALONG THE CENTERLINE OF SAID RAILROAD ROW TO THE POINT OF ENDING OF THIS DESCRIPTION.
AND
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,800 | 49,879 | 58,679 | | | 24,681C |
| 2023 | 7,019 | 44,814 | 51,833 | | | 23,506C |
| 2022 | 7,019 | 37,856 | 44,875 | | | 22,387C |
| 2021 | 7,380 | 38,066 | 45,446 | | | 21,672C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Good
Effec. Age: 22
Floor Area:
Total Base New : 91,078 E.C.F.
Total Depr Cost: 46,449 X 1.048
Estimated T.C.V: 48,679

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 126 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Good Blt 1992
(11) Heating System: Wall Furnace
Ground Area = 1140 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Siding | Comp.Shingle | 1140 | | |
| | | | Total: | 80,326 | 40,966 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,838 | 1,957 |
| Deck | | | | | |
| Treated Wood | | | 126 | 3,168 | 1,616 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,873 | 955 |
| Public Sewer | | | 1 | 1,873 | 955 |
| | | | Totals: | 91,078 | 46,449 |

Notes:

ECF (NEW PLATTED) 1.048 => TCV: 48,679

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 22
Floor Area:
Total Base New : 76,700 E.C.F.
Total Depr Cost: 39,117 X 1.048
Estimated T.C.V: 40,995

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |
| 96 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home PARK MODEL Cls Average Blt 1992
(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Siding | Comp.Shingle | 924 | | |
| | | | Total: | 54,251 | 27,667 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 2,989 | 1,524 |
| Porches | | | | | |
| WGEP (1 Story) | | | 160 | 9,682 | 4,938 |
| WGEP (1 Story) | | | 48 | 4,402 | 2,245 |
| Deck | | | | | |
| Treated Wood | | | 96 | 2,452 | 1,251 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 746 |
| Public Sewer | | | 1 | 1,462 | 746 |
| | | | Totals: | 76,700 | 39,117 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 40,995

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Equestrian Lean-Tos | | | | |
| Year Built | 1970 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 46 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 15 x 8 = 120 | | | | |
| Cost New | $ 2,225 | | | | |
| Phy./Func./Econ. %Good | 56/100/100 56.0 | | | | |
| Depreciated Cost | $ 1,246 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 1.048 | | | | |
| % Good | 56 | | | | |
| Est. True Cash Value | $ 1,306 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 1306 / All Cards: 1306 | | | | | |

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

Parcel Number: 010-205-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

STATE OF MICHIGAN

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P5-5-2J SEC 5 T54N R33W PT OF GOV'T LOTS 1 & 2 SEC 5 LYING BTW R/W OF US 41 & R/W DSS & A RR & W OF W LINE OF TOWN OF PILGRIM EXC COMM AT NW COR OF PLAT OF TOWN OF PILGRIM SD PNT BEING ON S'LY R/W LINE OF DSS & A RR, THN 52 DEG 35' 30" W ALG R/W 60' TO POB, TH S 37 DEG 24' 30" W 60', TH N 52 DEG 35' 30" W 40', TH N 37 DEG 24' 30" E 60'TO S'LY R/W LINE, TH S 52 DEG 35' 30" E ALG R/W 40' TO POB, & FURTHER THAT CER PAR OF LAND 15' WIDE BTW US 41 & PAR OF LAND ABOVE DESC. (.06 A).

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

| | |
|---|---|
| | 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 |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG | 1 ACRE | | 0.06 Acres | | 13000 | 100 | | 780 |
| | | | 0.06 Total Acres | | Total Est. Land Value = | | | 780 |

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

Parcel Number: 010-205-025-00 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. |
|---|---|---|---|---|---|---|---|---|
| HARRINGTON PATRICIA S | WOODFORD RICHARD & LYNN | 15,000 | 09/04/2013 | WD | 03-ARM'S LENGTH | 2013/05252 | DEED | 100.0 |
| JALKANEN DALE & SUSAN | HARRINGTON PATRICIA S | 13,100 | 12/01/2004 | WD | 03-ARM'S LENGTH | 167:00124 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47403 US HIGHWAY 41

**Owner's Name/Address**

WOODFORD MARK D
47403 US HWY 41
HOUGHTON MI 49931

**Tax Description**

P5-5-2L SEC 5 T54N R33W A PARCEL OF LAND BEING PART OF ISLE ROYALE COPPER CO'S RR R/W IN GOV'T LOTS 2 & 3,
SEC 5 T54N R33W BEING 55' WIDE & 27.5' ON EACH SIDE OF D/F C/L COMM AT NW COR OF BLK 5, TOWN OF PILGRIM, TH S 00 DEG 07' 30" E 335.75', TH W 260.8', TH SE'LY ALONG C/L OF R/W TO GULLY KNOWN AS PEEPSOCK CREEK & POB, TH CONT ALONG C/L TO S BDRY OF DSS & A RR EXC R/W OF HWY US 41, SD PARCEL BEING 55' WIDE AT PEEPSOCK CREEK & 65.50' WIDE AT US 41 BDRY & 965' LONG M/L.
EXCEPT 0.25 ACRES SPLIT TO 010-205-025-10 FOR THE CITY OF HOUGHTON (1.33 - 0.25 A)
1.08 ACRES 167/124

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 142,612 TCV/TFA: 117.28

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/13/2019 | 2019-010-010 | FOUNDATION |
| PORCH | 11/01/2013 | 13-276 | COMPLETE |
| DEMOLISH | 08/14/2013 | 13-160 | COMPLETE |
| MOBILE HOME | 08/14/2013 | 13-161 | COMPLETE |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/16/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.080 | Acres | 12,778 | 100 | | 13,800 |
| | | | 1.08 | Total Acres | | Total Est. Land Value = | | 13,800 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,900 | 64,406 | 71,306 | | | 46,253C |
| 2023 | 5,192 | 43,843 | 49,035 | | | 44,051C |
| 2022 | 5,192 | 36,762 | 41,954 | | | 41,954S |
| 2021 | 6,240 | 37,381 | 43,621 | | | 42,195C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1997 9P42 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1216 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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 | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Very Good
Effec. Age: 20
Floor Area:
Total Base New : 154,067 E.C.F.
Total Depr Cost: 101,684 X 1.048
Estimated T.C.V: 106,565

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Very Good Blt 1997
(11) Heating System: Wall Furnace
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 1216 | | |
| Basement | Block, 6" | | 1216 | | |
| | | | Total: | 131,467 | 86,768 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Above Grade | | | 1 | 2,641 | 1,743 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 2 | 5,830 | 3,848 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,984 | 3,949 |
| Water Well, 50 Feet | | | 1 | 3,023 | 1,995 |
| Porches | | | | | |
| WCP (1 Story) | | | 80 | 5,122 | 3,381 |
| | | | Totals: | 154,067 | 101,684 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 106,565

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2019 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 3
Floor Area: 0
Total Base New : 21,885 E.C.F.
Total Depr Cost: 21,228 X 1.048
Estimated T.C.V: 22,247

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls CD Blt 2019
(11) Heating System: Forced Air w/ Ducts
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: Pole (Unfinished) | | | | | |
| Base Cost | | | 864 | 21,885 | 21,228 |
| | | | Totals: | 21,885 | 21,228 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 22,247

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

Parcel Number: 010-205-025-10 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. |
|---|---|---|---|---|---|---|---|---|
| HARRINGTON PATRICIA S | CITY OF HOUGHTON | 4,400 | 06/07/2005 | WD | 03-ARM'S LENGTH | 167/1502 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

Tax Description

P5-5-2L-A SEC 5 T54N R33W A PARCEL OF LAND BEING PART OF ISLE ROYALE COPPER CO'S RR R/W IN GOV'T LOTS 2 & 3, SEC 5 T54N R33W BEING 55' WIDE & 27.5' ON EACH SIDE OF D/F C/L COMM AT NW COR OF BLK 5, TOWN OF PILGRIM, TH S 00 DEG 07' 30" E 335.75', TH W 260.8', TH ALONG THE C/L OF SAID RR ROW S 50 DEG 55' 00" E (RECORDED AS SOUTHEASTERLY) 966.75'; TH CONTINUING ALONG SAID RR C/L 126.98' M/L ALONG 575.61 FOOT RADIUS CURVE TO THE LEFT HAVE A DELTA ANGLE OF 12 DEG 38" 23" AND A CHORD BEARING S 53 DEG 57' 22" E 126.72' TO A POINT IN THE GULLY KNOW AS PEEPSOCK CREEK ALSO THE POB; CONTINUING ALONG THE SAID RR C/L 200' ALONG A 575.61' RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 19 DEG 54' 28" AND A CHORD BEARING S 70 DEG 13' 47" E 198.99' TO THE POINT OF ENDING. 0.25 ACRES M/L
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-IMPROVE Zoning: 0 (*)

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 0.250 Acres | | 50,000 | 100 | | 12,500 |
| | | | 0.25 Total Acres | | Total Est. Land Value = | | | 12,500 |

| 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 |

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

Parcel Number: 010-205-027-00 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. |
|---|---|---|---|---|---|---|---|---|
| MIHELICH TAJ | WADE BRENNAN & OPPLIGER EN | 250,000 | 05/08/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| RIVARD JAMES C & SHERRY L | MIHELICH TAJ | 99,500 | 09/29/2016 | WD | 03-ARM'S LENGTH | 2016/04881 | DEED | 100.0 |
| | | 61,500 | 06/01/1996 | WD | 03-ARM'S LENGTH | 135:285 | DEED | 0.0 |
| | | | | | | | | |

Property Address

47616 MILL RD

Owner's Name/Address

WADE BRENNAN & OPPLIGER EMILY
749 EAST 8080 SOUTH
SANDY UT 84094

Tax Description

SEC 5 T54N R33W PART OF GOV'T LOT 1, D/F, FROM THE W 1/4 POST OF SEC 5 GO E 33', TH N 0 DEG 12' E 596.2' TO POB, TH E 283', TH N 130.2', TH W 283', TH S 130.2' TO POB. .85 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #: P5-5-3

2024 Est TCV 158,490 TCV/TFA: 110.83

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 05/11/2022 | 2022-010-002 | FOUNDATION |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |

| Who | When | What |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 130.20 | 283.00 | 1.0000 | 1.3736 | 98 | 100 | | 17,526 |
| 130 Actual Front Feet, 0.85 Total Acres | | | | | | | Total Est. Land Value = | 17,526 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 800 | 74 | 1,800 |
| Wood Frame | 23.37 | 275 | 64 | 4,113 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,913 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,763 | 70,482 | 79,245 | | | 79,245S |
| 2023 | 7,869 | 61,521 | 69,390 | | | 56,735C |
| 2022 | 4,087 | 45,461 | 49,548 | | | 48,485C |
| 2021 | 5,100 | 45,961 | 51,061 | | | 46,937C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1144 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 36
Floor Area: 1,430
Total Base New : 166,320 E.C.F.
Total Depr Cost: 106,446 X 1.048
Estimated T.C.V: 111,555

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 88 | CCP (1 Story) |
| 160 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 1430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Crawl Space | 1,144 | | |
| | | | Total: | 149,812 | 95,880 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| CCP (1 Story) | | | 88 | 2,251 | 1,441 |
| WGEP (1 Story) | | | 160 | 11,661 | 7,463 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 831 |
| Public Sewer | | | 1 | 1,298 | 831 |
| | | | Totals: | 166,320 | 106,446 |

Notes:

ECF (NEW PLATTED) 1.048 => TCV: 111,555

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2022 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 0
Total Base New : 22,877 E.C.F.
Total Depr Cost: 22,420 X 1.048
Estimated T.C.V: 23,496

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CAPE Cls C Blt 2022
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 21,371 |
| Door Opener | | | 2 | 1,070 | 1,049 |
| | | | Totals: | 22,877 | 22,420 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 23,496

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

Parcel Number: 010-205-029-00 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. |
|---|---|---|---|---|---|---|---|---|
| STONINGTON REALTY CO | MICHIGAN TECH UNIV BD OF C | 175,000 | 12/28/2006 | WD | 03-ARM'S LENGTH | 2007/0035 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

58 N HURON ST

Owner's Name/Address

MICHIGAN TECH UNIV BD OF CONTROL
1400 TOWNSEND DR
HOUGHTON MI 49931

Tax Description

P5-5-3B SEC 5 T54N R33W PART OF GOV'T LOT 1, SEC 5 T54N R33W D/F, COMMENCING AT THE W 1/4 POST OF SEC 5, TH N 0 DEG 12' E 396.2' TO POB, TH N 0 DEG 12' E 200', TH DEFLECTING 90 DEG RIGHT 283', TH DEFLECTING 90 DEG LEFT 436.5', TH S 50 DEG 58' 30" E 1015.24', TH W 1073.93' M/L TO POB. 6.90 A.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 6.90 Acres | | 0 | 100 | | 0 |
| | | | 6.90 Total Acres | | Total Est. Land Value = | | | 0 |

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

Parcel Number: 010-205-030-25 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**

US HIGHWAY 41

**Owner's Name/Address**

NYMAN OSCAR W & MARJORIE A
47409 US HIGHWAY 41
HOUGHTON MI 49931

**Taxpayer's Name/Address**

NYMAN OSCAR W & MARJORIE A
47409 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-5-4D
SEC 5 T54N R33W A PARCEL OF LAND IN GOV'T LOTS 2 & 3; COMM AT THE SE COR OF BLK 3 TOWN OF PILGRIM; TH ALG N ROW OF OLD IFC RR SW'LY 118.18' ALG ARC OF 517.96' RADIUS CURVE TO THE RT WH CHORD BEARS S 41 DEG 17'20" W 117.92'; TH SW'LY 156.60' ALG ARC OF 581.62' RADIUS CURVE TO RT WH CHORD BEARS S 55 DEG 06'39" W 156.13'; TH N 28 DEG 26" E 254.43' TO S LN OF LOT 62 PLAT OF PILGRIM; TH S 61 DEG 35'30" E 96.33' TO POB. CONTAINS .351 A M/L

**Comments/Influences**

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 5,265

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 08/08/2003 | 03-1010 | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 118.18 | 0.00 | 1.3564 | 0.0000 | 500 | 100 | | 0 |
| OFF HWY | | | 0.351 Acres | | 15,000 | 100 | | 5,265 |
| 118 Actual Front Feet, 0.35 Total Acres | | | | | | | Total Est. Land Value = | 5,265 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,633 | 0 | 2,633 | | | 2,633S |
| 2023 | 2,633 | 0 | 2,633 | | | 2,633S |
| 2022 | 2,633 | 0 | 2,633 | | | 2,583C |
| 2021 | 2,501 | 0 | 2,501 | | | 2,501S |

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

Parcel Number: 010-205-030-50 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. |
|---|---|---|---|---|---|---|---|---|
| BERRYMAN BRIAN P & DONNA J | BERRYMAN BRIAN P & DONNA J | 0 | 08/23/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 0.0 |
| MARCUM SUSAN M TRUST | BERRYMAN BRIAN & DONNA | 90,000 | 09/13/2007 | WD | 03-ARM'S LENGTH | | DEED | 100.0 |
| | | 147,000 | 08/01/2002 | WD | 03-ARM'S LENGTH | 158:883 | DEED | 0.0 |
| | | | | | | | | |

Property Address

47469 US HIGHWAY 41

Owner's Name/Address

BERRYMAN BRIAN P & DONNA J
BERRYMAN FAMILY TRUST; LB
46347 US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-5-4C SEC 5 T54N R33W PART OF GOV'T LOTS 2 & 3 OF SEC 5; BEG AT THE SW COR OF LOT 40 BLK 5 PLAT OF PILGRIM; TH ALG S LN OF SD PLAT S 61 DEG 35' 30" E 150' TO SW COR OF LOT 43 BLK 4 OF SD PLAT; TH S 28 DEG 26' W 100'TH S 61 DEG 35'30" E 50' TO POB; TH S 61 DEG 35'30" E 350'; TH S 28 DEG 26' W 368.31' TO N ROW LN OF IRC RR. (27.5' FROM C/L); TH ALG SD ROW LN N 50 DEG 58' 30" W 253.48'; TH N 20 DEG 24' 30" E 388.55' M/L TO POB. ALSO COM AT SW COR OF LOT 51 BLK 2, OF SD PLAT, SD PT BEING N 208.12' & E 2375.94'FROM W 1/4 COR OF SD SEC; TH S 28 DEG 26' W 100' TO POB; TH CONT S 28 DEG 26' W377.68' TO N LN OF RR ROW. (27.5' FROM CENTERLINE); TH ALG SD ROW LN N 50 DEG 58' 30" W 50.86'; TH N 28 DEG 26' E 368.31'; TH S 61 DEG 35' 30"E 50' TO POBALSO: BEG AT SW COR OF LOT 51 BLK 2, OF SD PLAT SD PT N 208.12'& E 2375.94' FROM W 1/4 COR OF SEC 5; TH S ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 174,613 TCV/TFA: 259.84

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| X | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * 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 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Metal Prefab | 25.08 | 36 | 64 | 578 |
| Wood Frame | 29.53 | 96 | 84 | 2,381 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,959 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 80,800 | 6,507 | 87,307 | | | 20,837C |
| 2023 | 72,550 | 5,920 | 78,470 | | | 19,845C |
| 2022 | 13,700 | 5,200 | 18,900 | | | 18,900S |
| 2021 | 13,052 | 11,875 | 24,927 | | | 18,885C |

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Residential (Detached)

Class: D,Siding
Floor Area: 672
Gross Bldg Area: 672
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 26
Physical %Good: 45
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 672
Ave. Perimeter: 104
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Stories: 1 Story Height: 9 Perimeter: 104

Base Rate for Upper Floors = 38.93

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 38.93

Total Floor Area: 672 Base Cost New of Upper Floors = 26,161

Reproduction/Replacement Cost = 26,161
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0
Total Depreciated Cost = 11,772

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 10,054
Replacement Cost/Floor Area= 38.93 Est. TCV/Floor Area= 14.96

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |
| | Total Fixtures | | Urinals | | | | |
| | 3-Piece Baths | | Wash Bowls | | | | |
| | 2-Piece Baths | | Water Heaters | | | | |
| | Shower Stalls | | Wash Fountains | | | | |
| | Toilets | | Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-205-030-75 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. |
|---|---|---|---|---|---|---|---|---|
| MYTTY WALTER JR & CINDY L | VENDLINSKI JAMES L & ANDRE | 255,000 | 05/23/2019 | WD | 03-ARM'S LENGTH | 2019/02721 | DEED | 100.0 |
| MYTTY WALTER A & CINDY L | MYTTY WALTER JR & CINDY | 0 | 03/24/2010 | WD | 09-FAMILY | 2010/01653 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47425 US HIGHWAY 41

Owner's Name/Address

VENDLINSKI JAMES L & ANDREA C
47425 US HWY 41
HOUGHTON MI 49931

Tax Description

P5-5-4D1 SEC 5 T54N R33W
PART OF GOV'T LOTS 2 & 3
BEG AT THE SW COR OF LOT 58, PLAT OF TOWN OF PILGRIM, SD PNT BEING 41.60' N & 2683.80' E OF W 1/4 COR OF SD SEC, TH ALG S LINE OF PLAT S 61 DEG 35' 30" E 203.67'; TH S 28 DEG 26' W 254.43' TO N ROW LINE OF OLD I R.C CO RR, TH ALG ROW LINE FOLLOWING TWO COURSES: SW'LY 102.64' ALG ARC OF A 581.62' RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS 2 67 DEG 52' 47" W 102.51' TO PNT OF COMPOUND CURVATURE; TH SW'LY 172.0' ALG THE ARC OF A 517.96' RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS S 82 DEG 26' 54" W 171.21'; TH N 28 DEG 26' E 434.10' TO POB. 1.683 ACRES M/L

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/10/2019

MAP #:

2024 Est TCV 357,016 TCV/TFA: 156.04

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 10/06/1992 | 92-316 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| RVB | 09/16/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.683 Acres | | 11,130 | 100 | | 18,732 |
| | | | 1.68 Total Acres | | | Total Est. Land Value = | | 18,732 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,366 | 169,142 | 178,508 | | | 144,084C |
| 2023 | 7,574 | 146,752 | 154,326 | | | 137,223C |
| 2022 | 7,574 | 123,115 | 130,689 | | | 130,689S |
| 2021 | 8,049 | 125,102 | 133,151 | | | 126,801C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1997 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Vinyl

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 1144 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1066 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 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 |
| 1 | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 2,288
Total Base New : 396,979 E.C.F.
Total Depr Cost: 321,552 X 1.048
Estimated T.C.V: 336,986

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |
| 48 | CPP |
| 988 | Treated Wood |

**(17) Garage**

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: 896
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1997
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 2288 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 | 780 | | |
| 2 Story | Siding | Basement | 364 | | |
| | | | Total: | 261,481 | 211,800 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1066 | 37,406 | 30,299 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,029 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,683 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,464 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 |
| Porches | | | | | |
| WGEP (1 Story) | | | 144 | 11,949 | 9,679 |
| WGEP (1 Story) | | | 48 | 5,819 | 4,713 |
| CPP | | | 48 | 1,149 | 931 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 896 | 33,242 | 26,926 |
| Door Opener | | | 1 | 535 | 433 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 617 |
| Jacuzzi Tub | | | 1 | 8,096 | 6,558 |
| Sauna | | | 1 | 6,499 | 5,264 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-205-032-00 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: COMMERCIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| KRANS OIL CO<br>110 WOODLAND AVE<br>LAURIUM MI 49913 | MAP #: | | | | | |
| | 2024 Est TCV 46,000 | | | | | |

Tax Description

P5-5-4B SEC 5 T54N R33W A PARCEL OF LAND IN SEC 5 T54N R33W D/F,BEG At SW COR OF BLK 4 OF TOWN OF PILGRIM, TH S 61 DEG 28' E 400' ALONG S BDRY OF SD BLK, TH SW'LY 100', TH N 61 DEG 28' W 400', TH NE'LY 100' TO POB. .92 A.

Comments/Influences

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 0.00 | 400.00 | 1.0000 | 1.0718 | 500 | 100 | | 0 |
| STANDARD COMMERCIAL | | | 0.920 Acres | | 50,000 | 100 | | 46,000 |
| | | | 0.92 Total Acres | | | Total Est. Land Value = | | 46,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 23,000 | 0 | 23,000 | | | 23,000S |
| 2023 | 22,080 | 0 | 22,080 | | | 22,080S |
| 2022 | 22,080 | 0 | 22,080 | | | 21,171C |
| 2021 | 22,080 | 0 | 22,080 | | | 20,495C |

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

Parcel Number: 010-205-033-00 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. |
|---|---|---|---|---|---|---|---|---|
| NARA ROBERT & RUTH | CITY OF HOUGHTON | 0 | 01/01/2005 | QC | 21-NOT USED/OTHER | | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47365 US HIGHWAY 41

**Owner's Name/Address**

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

**Tax Description**

P5-5-5 SEC 5 T54N R33W PART OF LOT 2 D/F BEG AT SW COR OF LOT 2, TH N 0 DEG 4' ALONG W BDRY LINE OF SAID LOT 1691.2' M OR L TO S BDRY OF RR R/W, TH S 50 DEG 55' E ALONG RR 971.5', TH ON A 9 DEG 30' CURVETO LEFT ALONG R/W 600' M OR L TO E BDRY OF SAID DESC, TH S 0 DEG 4' W 945.94' M OR L TO SE COR OF LOT 2, TH S 89 DEG 58' W 1328.5' TO POB. 36.30 A. AND PART OF LOT 2; COM NW COR OF BLK 5 TOWN OF PILGRIM, TH S 00 DEG 07' 30" E 335.75'; TH W 260.8' TO CTRLINE OF SE OF ROYALWOOD RD; TH S 50 DEG 55' 00" E ALG CTRLINE OF RR R/W 793.55' TO POB; TH S 50 DEG 55' 00" E 173.02'; TH 126.98' ALG 575.61' RAD CURVE TO LEFT 12 DEFG 38' 23" AND CHORD BEAR S 53 DEG 57' 22" E 126.72' TO PT IN GULLY KNOWN AS PEEPSOCK CREEK TO POB. .33 A. M/L
TOTAL 36.63 A M/L

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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 |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 38.68 Acres | | | 0 | 100 | | 0 |
| | | 38.68 Total Acres | | | Total Est. Land Value = | | | 0 |

| 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 |

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

Parcel Number: 010-205-034-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| STATE OF MICHIGAN | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.21 Acres | | 13000 | 100 | | 2,730 |
| | | | 0.21 Total Acres | | Total Est. Land Value = | | | 2,730 |

Public Improvements

| | |
|---|---|
| | 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 |

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P5-5-7 SEC 5 T54N R33W A PAR OF LAND D/F COM AT AN IRON PIN AT INTER-SEC OF N'LY BDRY OF STATE RD & E'LY BDRY OF TOWN OF PILGRIM, TH S 6 DEG28' E ALG N'LY BDRY OF STATE RD 57.9' TOPOB FROM POB RUN S 61 DEG 28' E ALG N BDRY LINE OF STATE RD 325' TO R/W OF DSS & A RR, TH NW'LY ON A 3 DEG CURVE ALG S'LY BDRY OF DSS & A R/W 335', TH S 20 DEG 02' W ALG E'LY BDRY OF R/W OF ISLE ROYALE COPPER CO RR 46.65' TO POB, BEING PT OF GL 3. .21 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

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

Parcel Number: 010-205-035-00 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: INDUSTRIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47393 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| FERRELLGAS<br>ONE LIBERTY PLAZA MAILDROP 22<br>LIBERTY MO 64068 | 2024 Est TCV 327,783 TCV/TFA: 138.42 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 430.00 | 240.00 | 0.9821 | 1.0184 | 500 | 100 | | 215,033 |
| 430 Actual Front Feet, 2.37 Total Acres | | | | | | | Total Est. Land Value = | 215,033 |

Tax Description

P5-5-8 SEC 5 T54N R33W COMM AT SE COR OF PLAT OF PILGRIM, TH N 28 DEG 32' E ALONG E'LY LINE OF BLK 3 IN SD PLAT 100', TH S 61 DEG 35' 30" E ON ALINE WH IS THE S'LY LINE OF STATE LINE RD PRODUCED SE'LY 68.5' TO POB,
TH S 61 DEG 35' 30" E 308.7',
TH S 40 DEG 20' 30" E 146.4', T
H S 49 DEG 39' 30" W 250';
TH N 40 DEG 20' 30" W 99.7',
TH N 61 DEG35' 30" W 296' TO POINT ON E'LY LINE OF ISLE ROYALE CO RR ROW,
TH NE'LY ALONG SD ROW ON A 10 DEG CURVE TO THE LEFT 254.2'TO POB.
2.39 ACRES

Comments/Influences

Public Improvements

- 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

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 107,517 | 56,375 | 163,892 | | | 133,770C |
| 2023 | 96,765 | 62,993 | 159,758 | | | 127,400C |
| 2022 | 96,765 | 60,282 | 157,047 | | | 121,334C |
| 2021 | 96,765 | 57,584 | 154,349 | | | 117,458C |

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

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings

Class: D
Floor Area: 1,664
Gross Bldg Area: 2,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 35
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Wall or Floor Furnace 100%
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 1664
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 98.71

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.69 100%
Adjusted Square Foot Cost for Upper Floors = 104.40

Total Floor Area: 1,664 Base Cost New of Upper Floors = 173,721

Reproduction/Replacement Cost = 173,721
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /95 /100/100/33.3
Total Depreciated Cost = 57,762

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---|---|---|---|---|---|
| 30,000 PROPANE TANK | 48007.14 | 1 | 1.00 | 42 | 20,163 |
| 30,000 PROPANE TANK | 48007.14 | 1 | 1.00 | 42 | 20,163 |
| 18,000 PROPANE TANK | 26185.72 | 1 | 1.00 | 42 | 10,998 |

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 93,160
Replacement Cost/Floor Area= 177.84 Est. TCV/Floor Area= 55.99

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many | | Average | | Few |
| | Above Ave. | | Typical | | None |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Coal | | Hand Fired |
| | Oil | | Stoker | | Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: C
Floor Area: 64
Gross Bldg Area: 2,368
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 35
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 64
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 83.79

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.95 100%
Adjusted Square Foot Cost for Upper Floors = 90.74

Total Floor Area: 64 Base Cost New of Upper Floors = 5,807

Reproduction/Replacement Cost = 5,807
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /95 /100/100/33.3
Total Depreciated Cost = 1,931

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 1,649
Replacement Cost/Floor Area= 90.73 Est. TCV/Floor Area= 25.76

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Storage

Class: S
Floor Area: 640
Gross Bldg Area: 2,368
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 35
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Space Heaters, Gas with Fan 0%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 640
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Good
Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 98.72

Adjusted Square Foot Cost for Upper Floors = 98.72

Total Floor Area: 640 Base Cost New of Upper Floors = 63,181

Reproduction/Replacement Cost = 63,181
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /95 /100/100/33.3
Total Depreciated Cost = 21,008

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 17,941
Replacement Cost/Floor Area= 98.72 Est. TCV/Floor Area= 28.03

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-205-036-00 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. |
|---|---|---|---|---|---|---|---|---|
| NARA RUTH L | HOUGHTON CITY OF | 0 | 12/13/2017 | QC | 21-NOT USED/OTHER | 2017/06609 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47365 US HIGHWAY 41

**Owner's Name/Address**

CITY OF HOUGHTON
619 SHELDON AVE
HOUGHTON MI 49931

**Tax Description**

P5-5-9
SEC 5 T54N R33W PART OF GOV'T LOT 3 D/F, COMM AT W COR OF SEC 5 T54N R33W, TH E 3432.40'; TH S 666.14' TO THE POB;
TH N 29 DEG 18' 39" E 171.19';
TH N 85 DEG 33' 14" E 54.58' TO THE WESTERLY ROW OF US-41;
TH ALONG ROW THE FOLLOWING 2 COURSES: 105.01' ALONG A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 05 DEG 32' 20" AND A DEGREE OF CURVATURE OF 05 DEG 16' 28", HAVING A CHORD BEARING S 30 DEG 10' 06" E 104.97';
TH S 27 DEG 23' 56" E 33.18' TO TRAVERSE POINT WHICH IS N 27 DEG 23' 56" W 18.59' FROM THE POINT OF INTERSECTION OF THE SHORE OF THE PILGRIM RIVER AND THE WESTERLY ROW OF US-41;
TH ALONG AN INTERMEDIATE TRAVERSE LINE S
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 0 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/28/2008 | INSPECTED |
| RVB | 09/15/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 7.05 Acres | | 0 | 100 | | 0 |
| | | | 7.05 Total Acres | | Total Est. Land Value = | | | 0 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.94 | 288 | 94 | 2,420 |
| D/W/P: 5in Ren. Conc. | 8.94 | 120 | 94 | 1,009 |
| Wood Frame | 24.83 | 196 | 95 | 4,624 |
| Wood Frame | 26.00 | 168 | 95 | 4,150 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,203 |

| 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 |

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

Desc. of Bldg/Section:
Calculator Occupancy: Medical - Office Buildings

Class: D
Floor Area: 4,648
Gross Bldg Area: 4,648
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

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 4648
Ave. Perimeter: 328
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 328

Base Rate for Upper Floors = 160.09

Adjusted Square Foot Cost for Upper Floors = 160.09

Total Floor Area: 4,648 Base Cost New of Upper Floors = 744,099

Reproduction/Replacement Cost = 744,099
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 394,372

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 336,794
Replacement Cost/Floor Area= 160.09 Est. TCV/Floor Area= 72.46

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-205-036-50 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. |
|---|---|---|---|---|---|---|---|---|
| MITCHELL JERRY L & SANDY K | CHIMNER RODNEY A & RESH SI | 182,250 | 01/18/2008 | WD | 03-ARM'S LENGTH | 2008/00360 | DEED | 100.0 |
| | | 99,000 | 08/01/1995 | WD | 03-ARM'S LENGTH | 132:127 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47331 US HIGHWAY 41

Owner's Name/Address

CHIMNER RODNEY A & RESH SIGRID C
47331 US HIGHWAY 41
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/18/2008

MAP #:

2024 Est TCV 263,808 TCV/TFA: 146.72

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| PORCH | 05/12/2015 | 15-0038 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 0.00 | 124.09 | 1.0000 | 1.0000 | 352 | 100 | | 0 |
| RATE 1 | | | 0.580 Acres | | 13,000 | 100 | | 7,540 |
| | | | 0.58 Total Acres | | Total Est. Land Value = | | | 7,540 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Tax Description

P5-5-9A SEC 5 T54N R33W PARC IN GOV'T LOT 3; COM AT W 1/4 COR;THE 3432.40'; TH S 666.14' TO POB; TH N 85 DEG 33'14" E 166.51' TO TRAV PT WH IS 85 DEG 33'14" W 48.73' FROM SHORE OF PILGRIM RIV; TH ALG INT TRAV LN S 13 DEG 53'00" W 142.51' TO PT N 87 DEG 20'01" W 60.30' FROM SHORE; TH N 87 DEG 20'01" W 102.89'; TH N 13 DEG 32' W 124.09' TO POB.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,770 | 128,134 | 131,904 | | | 108,499C |
| 2023 | 2,789 | 121,057 | 123,846 | | | 103,333C |
| 2022 | 2,789 | 108,742 | 111,531 | | | 98,413C |
| 2021 | 3,277 | 102,238 | 105,515 | | | 95,270C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1968 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 6 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1798 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | 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 |
| 1 | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 27
Floor Area: 1,798
Total Base New : 314,283 E.C.F.
Total Depr Cost: 229,425 X 1.117
Estimated T.C.V: 256,268

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | CPP |
| 56 | WGEP (1 Story) |
| 30 | WGEP (1 Story) |
| 15 | Treated Wood |
| 251 | Treated Wood |

**(17) Garage**

Year Built: 1968
Car Capacity:
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: 396
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1968
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1798 SF Floor Area = 1798 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 | 1,798 | | |
| | | | Total: | 246,533 | 179,968 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,221 |
| Extra Toilet | | | 1 | 1,491 | 1,088 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,476 |
| Water Well, 200 Feet | | | 1 | 10,514 | 7,675 |
| Porches | | | | | |
| WGEP (1 Story) | | | 56 | 6,400 | 4,672 |
| WGEP (1 Story) | | | 30 | 4,570 | 3,336 |
| CPP | | | 24 | 656 | 479 |
| Deck | | | | | |
| Treated Wood | | | 251 | 4,701 | 3,432 |
| Treated Wood | | | 15 | 670 | 489 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 396 | 18,869 | 13,774 |
| Common Wall: 1.5 Wall | | | 1 | -3,943 | -2,878 |
| Door Opener | | | 2 | 1,070 | 781 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 556 |
| Oven | | | 1 | 1,314 | 959 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-205-036-60 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. |
|---|---|---|---|---|---|---|---|---|
| NARA ROBERT & RUTH | CITY OF HOUGHTON | 0 | 03/11/2010 | QC | 21-NOT USED/OTHER | 164/264 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

Tax Description

P5-5-9B SEC 5 T54N R33W PRT OF GOV'T LOT 3; COM @ SW COR OF GOV'LOT 3; TH N 00 DEG 04'00" W ALG W LN OF SD GOV LOT 945.94' M/L TO S'LY ROW LN OF RR BEING POB; TH N 75 DEG 32' E ALG SD RR ROW LN 339.7'; TH S 61 DEG 28' E 212.40'; TH S 40 DEG 13' E 99.70'; TH S 49 DEG 47' W 400.77'; TH N 37 DEG 55'30"W 445.60' TO POB. 3.05 (PARCEL B ON SURVEY) AC M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 3.05 Acres | | 0 | 100 | | 0 |
| | | | 3.05 Total Acres | | Total Est. Land Value = | | | 0 |

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

Parcel Number: 010-205-036-70 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. |
|---|---|---|---|---|---|---|---|---|
| NARA ROBERT & RUTH | CITY OF HOUGHTON | 0 | 03/11/2004 | QC | 21-NOT USED/OTHER | 164/262 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 11.11 Acres | | 0 | 100 | | 0 |
| | | | 11.11 Total Acres | | Total Est. Land Value = | | | 0 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Tax Description

P5-5-9C SEC 5 T54N R33W PRT OF GOV'T LOT 3;COM @ SW COR OF GOV'TLOT 3; TH N 00 DEG 04' E ALG W LN OF SD LOT 945.94' TO S'LY ROW OF FORMER RR; TH S 37 DEG 55'30" E 445.60'; TH N 49 DE47' W 400.77'; TH S 42 DEG 22'04" E 277.84'; TH S 13 DEG 32'07" E 124.09'; TH N 87 DEG 20'08" W 97.11'; TH S 23 DEG10'13" W 411.68'; TH S 00 DEG 02'30" W 153.72' M/L TO S LN OF GOV'T LOT 3; TH N 89 DEG 57'30" W ALG SD S LN 538.18' TO POB. 11.11 (PARCEL E ON SURVEY) AC M/L

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2023 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-205-036-80 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. |
|---|---|---|---|---|---|---|---|---|
| NARA ROBERT & RUTH | CITY OF HOUGHTON | 0 | 03/11/2004 | QC | 21-NOT USED/OTHER | 164/260 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

Taxpayer's Name/Address

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

Tax Description

P5-5-9D SEC 5 T54N R33W PRT OF GOV'T LOT 3; COM @ SW COR OF SD LOT; TH N 00 DEG 04'E ALG W LN OF SD LOT 945.94' TO S'LY ROW LN OF FORMER RR; TH N 75 DEG 32' E 339.70'; TH S 61 DEG 28'E212.40'; TH S 40 DEG 13' E 99.70' TO POBTH N 49 DEG 47' E 209' TO SW'LY ROW OF US-41; TH S 41 DEG 32'02" E ALG SD ROW 249.74'; TH S 85 DEG 33'14" W 54.58'; THS 29 DEG 18'39" W 171.19'; TH N 42 DEG 22'04" W 277.84' TO POB. 1.17 (PARCEL F ON SURVEY) AC M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 1.17 Acres | | 0 | 100 | | 0 |
| | | | 1.17 Total Acres | | Total Est. Land Value = | | | 0 |

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

Parcel Number: 010-205-037-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CITY OF HOUGHTON<br>616 SHELDEN AVE<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |

Taxpayer's Name/Address

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

Tax Description

P5-5-10 SEC 5 T54N R33W PART OF GOV'T LOT 3 SEC 5 D/F, BEG AT A PT WHICH IS 292.1' S & 3603.4' E OF W 1/4 POST OF SAID SEC 5; TH N 21 DEG 30' E 609.44' TO SHORE OF PORTAGE LAKE TH NE'LY ALONG SAID SHORE TO E BDRY LINE OF SAID GOV'T LOT 3 TH S ALONG E BDRY LINE OF SAID LOT 3 TO R/W OF DSS & A RR TH NW'LY ALONG SAID R/W TO POB. 5.51 A.(PARCEL H ON SURVEY)

Comments/Influences

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 5.51 Acres | | 0 | 100 | | 0 |
| | | | 5.51 Total Acres | | Total Est. Land Value = | | | 0 |

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

Parcel Number: 010-205-038-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| STATE OF MICHIGAN | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.41 Acres | | 13000 | 100 | | 5,330 |
| | | | 0.41 Total Acres | | Total Est. Land Value = | | | 5,330 |

Public Improvements

- 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

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P5-5-11 SEC 5 T54N R33W PART OF LOT 3 D/F THAT PART OF S 822' OF GOV'T LOT 3 LYING BET THE W'LY R/W OF DSS & A RR AS NOW ESTABL & THE E'LY R/W LINE OF EXISTING HWY US 41 TH S ALONG THE E BDRY LINE OF SAID LOT 3 TO THE DSS & A RR R/W TH NW'LY ALONG SD R/W TO POB EXC S 822'. .41 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2023 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-205-039-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 616 SHELDEN AVE | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CITY OF HOUGHTON<br>616 SHELDEN AVE<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |

| Who | When | What |
|---|---|---|

Taxpayer's Name/Address

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

Tax Description

P5-5-12 SEC 5 T54N R33W ALL THAT PT OF GOV'T LOT 4 D/F; FROM SW COR OF LOT 4,TH N'LY ALG W LINE OF LOT 4 800' TO AN IRON PIPE WH IS POB, TH E'LY 878' ALG LINE PAR TO S LINE OF LOT 4 TO AN IRON PIPE, TH N 56 DEG 27' E 550' M/LTO SHORE OF PORTAGE LK, TH NW'LY ALG SHORE OF PORTAGE LK 2940' M/L TO W LINE OF LOT 4, TH S'LY 950' M/L ALG W LINE OFLOT 4 TO POB. 25.70 ACRES

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | * Factors * Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 25.70 Acres | | | 0 | 100 | | 0 |
| | | 25.70 Total Acres | | | Total Est. Land Value = | | | 0 |

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

Parcel Number: 010-205-040-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAMPINEN DOUGLAS & CONNIE | NIEMELA CAL, NELS, CURT, N | 89,167 | 02/01/2007 | QC | 21-NOT USED/OTHER | 2007/02033 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

PILGRIM POINT HOUGHTON LLC
40600 ANN ARBOR RD SUITE 201
PLYMOUTH MI 48170

Tax Description

P5-5-13 SEC 5 T54N R33W PT OF GOV'T LOT 4;COM @ S 1/4 COR; TH N 89 DEG 57'03" E ALG S SEC LN 1478.94'TO A PT ON US41 E ROW; TH N 06 DEG 53'48" W1318.04' TO SW COR OF GOV'T LOT 4 BEING POB; TH N 00 DEG 21'07" E 363.44'; TH N 00 DEG 12'59" W 433.46'; TH S 89 DEG 55' 46" E 878.01'; TH N 56 DEG 36'44" E 462'(PREV RECORDED AS N 56 DEG 27' E 550') TO A PT 2' FROM SHORE OF PORTAGE LK;
TH ALG INT TRAV LN THE FOL 3 COURSES;
S 44 DEG 36' 58" W 723.41';
TH S 48 DEG 37' 54" W 635.34';
TH S 25 DEG 29'14" W 130.82' TO A PT 7' FROM SD SHORE;
TH 89 DEG 15'33" W (PREV RECORDED AS N 87 DEG 12'45" W) 134.44'; TH S 00 DEG 38'27" W (PREV RECORDED AS S 02 DEG 41'15" W) 79.54'; TH S 81 DEG 50'12" W (PREV RECORAS S 83 DEG 53' W) 104.64'; TH N 08 DEG 09'48" W (PREV RECORDED AS N 06 DEG
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 1,381,078

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/16/2010 | INSPECTED |
| TH | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 489.57 | 50.00 | 1.0000 | 0.5774 | 910 | 100 | | 257,215 |
| LAKE - RES | 1000.00 | 466.45 | 1.0000 | 1.7634 | 910 | 70 | EXCESS FRONTAGE | 1,123,302 |

1490 Actual Front Feet, 11.27 Total Acres Total Est. Land Value = 1,380,516

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 38.41 | 24 | 61 | 562 |

Total Estimated Land Improvements True Cash Value = 562

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 690,258 | 281 | 690,539 | | | 690,539S |
| 2023 | 685,707 | 269 | 685,976 | | | 685,976S |
| 2022 | 682,673 | 242 | 682,915 | | | 682,915S |
| 2021 | 644,747 | 225 | 644,972 | | | 22,465C |

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

Parcel Number: 010-205-041-00 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. |
|---|---|---|---|---|---|---|---|---|
| OLD US 41 INC | LUBINSKI JAN A & JACK A | 200,000 | 03/28/2018 | WD | 03-ARM'S LENGTH | 2018/01750 | DEED | 100.0 |
| TARSI JIM M & MADACEY JOHN | OLD US 41, INC | 0 | 10/30/2008 | WD | 03-ARM'S LENGTH | 2008/06444 | DEED | 100.0 |
| TARSI JIM | TARSI JIM M & MADACEY JOHN | 1 | 01/22/2007 | WD | 03-ARM'S LENGTH | 2008/00409 | DEED | 0.0 |
| | | | | | | | | |

Property Address

LAHTI RD OFF

Owner's Name/Address

RIVER TRAILS LLC
41599 HALF MOON BEACH RD
CHASSELL MI 49916

Tax Description

P5-5-14
SEC 5 T54N R33W SW 1/4 OF SW 1/4
EXC FOLL PARCELS, BEG AT NE COR OF SW 1/4 OF SW 1/4, TH W 300', TH S 725', TH N 62 DEG E 159.84', TH N 20 DEG E 327.5', TH N 7 DEG 46' E 345.04' TO POB
ALSO EXC BEG 644.3' W OF SE COR OF SW 1/4 OF SW 1/4, TH N 16 DEG E 352.02', TH N 62 DEG E 455', TH N 20 DEG E 270' TO E LINE OF SW 1/4 OF SW 1/4, TH S'LY ALONG E LINE TO SE COR, TH W'LY ALONG S LINE TO POB.
-20 PARCEL RECOMBINED FOR 2023
28 A.

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 78,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 28.000 Acres | | 2,786 | 100 | | 78,000 |
| | | | 28.00 Total Acres | | Total Est. Land Value = | | | 78,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 39,000 | 0 | 39,000 | | | 29,400C |
| 2023 | 28,000 | 0 | 28,000 | | | 28,000S |
| 2022 | 21,630 | 0 | 21,630 | | | 17,178C |
| 2021 | 16,630 | 0 | 16,630 | | | 16,630S |

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

Parcel Number: 010-205-041-10 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

Owner's Name/Address

OLD US 41 INC
810 CARP RIVER LANE SUITE 4
ISHPEMING MI 49849

Tax Description

PARCEL 1
SEC 6 T54N R3W, MEASURE N 00 DEG 11' 04" W ALG TH E LINE OF SD SEC 6 980.85' TO CTRLINE OF 66' WIDE EASEMENT AND POB; TH N 00 DEG 11' 04" W ALG SD E LINE 333.00' TO NE COR OF SE 1/4 OF SE 1/4 OF SD SEC 6; TH N 89 DEG 46' 14" W ALG N LINE OF SE 1/4 OF SE 1/4 A DIST OF 400'; TH S 00 DEG 11' 04" E PARALLEL WITH SD E LINE 333.00' TO CTRLINE OF EASEMENT; TH S 89 DEG 46' 14" E ALG SD CTRLINE 400' TO POB. 3.07 A.

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 24,280

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 3.070 Acres | | 7,909 | 100 | | 24,280 |
| | | | 3.07 Total Acres | | Total Est. Land Value = | | | 24,280 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,140 | 0 | 12,140 | | | 2,426C |
| 2023 | 10,605 | 0 | 10,605 | | | 2,311C |
| 2022 | 10,605 | 0 | 10,605 | | | 2,201C |
| 2021 | 10,535 | 0 | 10,535 | | | 2,131C |

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

Parcel Number: 010-205-041-30 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

Owner's Name/Address

OLD US 41 INC
810 CARP RIVER LANE SUITE 4
ISHPEMING MI 49849

Tax Description

PARCEL 3 SEC 6 T54N R33W
COM SE COR OF SEC 6, MEASURE N 00 DEG 11' 04" W ALG THE E LINE OF SD SEC 6 A DISTANCE OF 980.85' TO CTRLINE OF 66' WIDE EASEMENT AND POB; TH N 89 DEG 46' 14" W PARALLEL WITH N LINE OF SE 1/4 OF SE 1/4 DISTANCE OF 400' TO POB; TH N 89 DEG 46' 14" W PARALLEL WITH SD N LINE A DISTANCE OF 200'; TH N 00 DEG 11' 04" W PARALLEL WITH SD E LINE A DIST OF 333.00' TO SD N LINE; TH S 89 DEG 46' 14" E ALG SD N LINE A DIST OF 200'; TH S 00 DEG 11' 04" E PARALLEL WITH SD E LINE A DIST OF 333.00' TO POB. 1.53 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 18,120

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.530 Acres | | 11,843 | 100 | | 18,120 |
| | | | 1.53 Total Acres | | Total Est. Land Value = | | | 18,120 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,060 | 0 | 9,060 | | | 1,353C |
| 2023 | 7,271 | 0 | 7,271 | | | 1,289C |
| 2022 | 7,271 | 0 | 7,271 | | | 1,228C |
| 2021 | 7,590 | 0 | 7,590 | | | 1,189C |

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

Parcel Number: 010-205-041-40 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

Owner's Name/Address

OLD US 41 INC
810 CARP RIVER LANE SUITE 4
ISHPEMING MI 49849

Tax Description

PARCEL SEC 6 T 54N R33W
COM SE COR OF SEC 6, MEASURE N 00 DEG 11' 04" W ALG THE E LINE OF SD SEC 6 A DISTANCE OF 980.85' TO THE CTRLINE OF A 66' WIDE EASEMENT AND POB; TH N 89 DEG 46' 14" W PARALLEL WITH N LINE OF THE SE 1/4 OF SE 1/4 A DISTANCE OF 600' TO POB; TH N 89 DEG 46' 14" W PARALLEL WITH SD N LINE A DISTANCE OF 200'; TH N 00 DEG 11' 04" W PARALLEL WITH SD E LINE 333.00' TO SD N LINE; TH S 89 DEG 46' 14" E ALG SD N LINE 200.00'; TH S 00 DEG 11' 04" E PARALLEL WITH SD E LINE A DISTANE OF 333.00' TO POB. 1.53 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 18,120

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.530 Acres | | 11,843 | 100 | | 18,120 |
| | | | 1.53 Total Acres | | Total Est. Land Value = | | | 18,120 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,060 | 0 | 9,060 | | | 1,353C |
| 2023 | 7,271 | 0 | 7,271 | | | 1,289C |
| 2022 | 7,271 | 0 | 7,271 | | | 1,228C |
| 2021 | 7,590 | 0 | 7,590 | | | 1,189C |

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

Parcel Number: 010-205-042-00 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. |
|---|---|---|---|---|---|---|---|---|
| HODGES KENNETH E & CARRIE | KOSKI PROPERTIES | 1,360,000 | 12/15/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | 478,000 | 03/01/1999 | WD | 03-ARM'S LENGTH | 146:451 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47480 MILL RD

Owner's Name/Address

KOSKI PROPERTIES
801 NORTH LINCOLN DR
HANCOCK MI 49930

Tax Description

SEC 5 T54N R33W PART OF THE NW 1/4 OF SW 1/4 SEC 5 T54N R33W D/F, COMMENCING AT THE NW CORNER OF THE NW 1/4 OF SW 1/4, TH S 416', TH E 416' TH N 416', TH W 416' TO POB. 4 A.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #: P5-5-14A

2024 Est TCV 919,388 TCV/TFA: 75.24

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| REPAIR/RENOVATE | 05/14/2012 | 12-68 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 0.00 | 416.00 | 1.0000 | 1.0760 | 500 | 100 | | 0 |
| OFF HWY | | | 4.000 Acres | | 13,750 | 100 | | 55,000 |
| | | 4.00 Total Acres | | | Total Est. Land Value = | | | 55,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 27,500 | 432,194 | 459,694 | | | 459,694S |
| 2023 | 27,500 | 511,752 | 539,252 | 539,252M | | 353,898C |
| 2022 | 27,500 | 250,978 | 278,478 | | | 278,478S |
| 2021 | 28,500 | 242,738 | 271,238 | | | 271,238S |

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

Desc. of Bldg/Section:
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 6,110
Gross Bldg Area: 12,220
Stories Above Grd: 2
Average Sty Hght : 8
Bsmnt Wall Hght : 8

Depr. Table : 2.25%
Effective Age : 26
Physical %Good: 55
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| 2012 | Year Built Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Fair
Heat#1: Forced Air Furnace 100%
Heat#2: Forced Air Furnace 100%
Ave. SqFt/Story: 3055
Total # Units: 24
Has Elevators:

*** Basement Info ***
Area: 3055
Perimeter: 224
Type: Basement Units
Heat: Forced Air Furnace

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Fair
Total Floor Area: 6110 # of Units: 24

Base Rate for Upper Floors = 70.31

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.13 100%
(10) Heating system: Forced Air Furnace Cost/SqFt: 7.13 100%
Combined Heating System adjustment: 14.26 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 8.22
Adjusted Square Foot Cost for Upper Floors = 84.57
Adjusted Square Foot Cost for Basement = 72.63

Total Floor Area: 6,110 Base Cost New of Upper Floors = 516,722

Reproduction/Replacement Cost = 516,722
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
Total Depreciated Cost = 284,197

Basement Area: 3,055 Base Cost New of Basement = 221,885
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
Total Depreciated Cost = 221,885

Total Depreciated Cost (Upper floors and basement) = 506,082

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 432,194
Replacement Cost/Floor Area= 120.88 Est. TCV/Floor Area= 70.74

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 6,110
Gross Bldg Area: 12,220
Stories Above Grd: 2
Average Sty Hght : 8
Bsmnt Wall Hght : 8

Depr. Table : 2.25%
Effective Age : 26
Physical %Good: 55
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| 2012 | Year Built Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Fair
Heat#1: Forced Air Furnace 100%
Heat#2: Forced Air Furnace 100%
Ave. SqFt/Story: 3055
Total # Units: 24
Has Elevators:

*** Basement Info ***
Area: 3055
Perimeter: 224
Type: Basement Units
Heat: Forced Air Furnace

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Fair
Total Floor Area: 6110 # of Units: 24

Base Rate for Upper Floors = 70.31

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.13 100%
(10) Heating system: Forced Air Furnace Cost/SqFt: 7.13 100%
Combined Heating System adjustment: 14.26 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 8.22
Adjusted Square Foot Cost for Upper Floors = 84.57
Adjusted Square Foot Cost for Basement = 72.63

Total Floor Area: 6,110 Base Cost New of Upper Floors = 516,722

Reproduction/Replacement Cost = 516,722
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
Total Depreciated Cost = 284,197

Basement Area: 3,055 Base Cost New of Basement = 221,885
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
Total Depreciated Cost = 221,885

Total Depreciated Cost (Upper floors and basement) = 506,082

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 432,194
Replacement Cost/Floor Area= 120.88 Est. TCV/Floor Area= 70.74

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-205-043-00 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. |
|---|---|---|---|---|---|---|---|---|
| STONINGTON REALTY CO | MICHIGAN TECH UNIV BD OF C | 175,000 | 12/28/2006 | WD | 03-ARM'S LENGTH | 2007/0035 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

58 N HURON ST

**Owner's Name/Address**

MICHIGAN TECH UNIV BD OF CONTROL
1400 TOWNSEND DR
HOUGHTON MI 49931

**Tax Description**

P5-5-14B SEC 5 T54N R33W NW 1/4 OF SW 1/4 EXC THE N 416' OF THE W 416' THEREOF & EXC P5-5-14B1 D/F; COMM AT W 1/4 COR OF SEC 5, TH E 416' TO POB,TH E 208.71', TH S 0 DEG 12' 30" W 208.71', TH W 208.71', TH N 0 DEG 12' 30" W 208.71' TO POB. CONTS 35 A M/L

**Comments/Influences**

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 35.000 | Acres | 9,857 | 100 | | 345,000 |
| | | | 35.00 | Total Acres | | | Total Est. Land Value = | 345,000 |

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

Parcel Number: 010-205-043-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 478,000 | 03/01/1999 | WD | 03-ARM'S LENGTH | 146:451 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47470 MILL RD

Owner's Name/Address

KOSKI PROPERTIES
801 NORTH LINCOLN DR
HANCOCK MI 49930

Tax Description

P5-5-14B1 SEC 5 T54N R33W PART OF THE NW 1/4 OF SW 1/4 COM. AT W 1/4 COR OF SEC. 5 TH E 416' TO POB., TH E 208.71', TH S 0 DEG 12' 30" W 208.71',TH W 208.71', TH N 0 DEG 12' 30" E 208.71' TO POB. CONTAINS 1 ACRE M/L

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 15,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,500 | 0 | 7,500 | | | 7,500S |
| 2023 | 7,500 | 0 | 7,500 | | | 5,048C |
| 2022 | 4,808 | 0 | 4,808 | | | 4,808S |
| 2021 | 6,000 | 0 | 6,000 | | | 5,781C |

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

Parcel Number: 010-205-044-00 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. |
|---|---|---|---|---|---|---|---|---|
| STONINGTON REALTY CO | MICHIGAN TECH UNIV BD OF C | 175,000 | 12/28/2006 | WD | 03-ARM'S LENGTH | 2007/0035 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

58 N HURON ST

Owner's Name/Address

MICHIGAN TECH UNIV BD OF CONTROL
1400 TOWNSEND DR
HOUGHTON MI 49931

Tax Description

P5-5-14C SEC 5 T54N R33W PART OF THE SW 1/4 OF SW 1/4 OF SEC 5 T54N R33W D/F, BEGINNING AT THE NE CORNER OF SW 1/4 OF SW 1/4 OF SEC 5, TH DUE W 300', TH S 725' TH N 62 DEG E 159.84', TH N 20 DEG E 327.50', TH N 7 DEG 46' E 345.04' TO POB. 4 A.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 4.000 | Acres | 36,500 | 100 | | 146,000 |
| | | | 4.00 | Total Acres | | Total Est. Land Value = | | 146,000 |

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

Parcel Number: 010-205-045-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| MILL RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>1400 TOWNSEND DR<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Tax Description

P5-5-14D SEC 5 T54N R33W ALL THAT PART OF THE SW 1/4 OF SW 1/4 OFSEC 5 T54N R33W D/F, BEGINNING 644.30' W OF THE SE CORNER OF SW 1/4 OF SW 1/4 SEC5, TH N 16 DEG 352.02', TH N 62 DEG E 455', TH N 20 DEG E 270' TO A POINT ON ELINE OF SW 1/4 OF SW 1/4, TH S'LY ALONG THE E LINE OF THE SW 1/4 OF SW 1/4 TO SECORNER, TH W'LY ALONG THE S LINE OF SAIDFORTY TO POB. 8 A.

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 8.000 Acres | | 20,792 | 100 | | 166,333 |
| | | | 8.00 Total Acres | | Total Est. Land Value = | | | 166,333 |

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

Parcel Number: 010-205-046-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 100 | 10/01/1999 | WD | 03-ARM'S LENGTH | 148:869 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

PORTAGE LAKE ACRES LLC
PO BOX 703
HOUGHTON MI 49931

Tax Description

P5-5-15 SEC 5 T54N R33W SE 1/4 OF SW 1/4 LESS A PARCEL OF LAND D/F, BEGINNING AT AN IRON PIN WHICH IS THE NE CORNER OF SE 1/4 OF SW 1/4 OF SEC5 T54N R33W TH W 0 DEG 4' W ALONG THE N & S C/L OF SAID SEC 5 - 285', TH W PARALLEL TO THE E & W C/L OF THE SW 1/4 OF SEC 5 200', TH N 0 DEG 4' E PARALLEL TO N & S C/L OF SAID SEC 5 - 285' TO E &W C/L OF THE SW 1/4 OF SEC 5 TH E ALONGSAID C/L 200' TO POB. 38.69 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 81,249

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 39 ACRES | | | 38.69 Acres | | 2100 | 100 | | 81,249 |
| | | | 38.69 Total Acres | | Total Est. Land Value = | | | 81,249 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,625 | 0 | 40,625 | | | 24,583C |
| 2023 | 37,530 | 0 | 37,530 | | | 23,413C |
| 2022 | 37,530 | 0 | 37,530 | | | 22,299C |
| 2021 | 37,530 | 0 | 37,530 | | | 21,587C |

Who When What

RVB 09/16/2010 INSPECTED
SC 11/02/2010 DATA ENTER

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

Parcel Number: 010-205-047-00 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

Owner's Name/Address

STATE OF MICHIGAN

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P5-5-16 SEC 5 T54N R33W A PAR OF LAND IN SE 1/4 OF SW 1/4 D/F, BEG AT AN IRON PIN WHICH IS THE NE COR OF SE 1/4 GO S 0 DEG 4' W ALONG THE N & S CL OF SEC 5 2|5' TH W PAR TO E & W CL OF THE SW 1/4 200' TH N 0 DEG 4' E PAR TO N & S CL 285' TO E & W CL OF THE SW 1/4 TH E ALONG SAID CL 200' TO THE POB. 1.31 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 2 ACRE | | | 1.31 Acres | | 10000 | 100 | | 13,100 |
| | | | 1.31 Total Acres | | Total Est. Land Value = | | | 13,100 |

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

Parcel Number: 010-205-048-00 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**

47169 US HIGHWAY 41

**Owner's Name/Address**

SCHWANDT DONALD & HEDY TRUST
47175 US HIGHWAY 41
HOUGHTON MI 49931

**Taxpayer's Name/Address**

LANE CRAIG
77 TURKEY HILL RD
NEWBURYPORT MA 01950

**Tax Description**

P5-5-17 SEC 5 T54N R33W PART OF GOV'T LOT 5, SEC 5 T54N R33W D/FALL THAT PART LYING W OF A LINE DRAWN N & S ACROSS SD LOT AT A DISTANCE 990' E OF W BDRY OF SD LOT EXC THE S 484' THEREOF ALSO A PARCEL IN S 484' ON W SIDE OF OF GOV'T LOT 5 D/F, COMM AT THE S 1/4 POST, TH E 990', TH N 421' TO N BDRY OF ROADWAY POB, TH N 63', TH W 25', TH S 83.5' TO N BDRY OF ROADWAY TH N 51 DEG E ALONG SD RDWAY 32.1' TO POB LESS PAR ON CODE P5-5-17A & P5-5-17B D/F; A PAR OF LAND IN SW 1/4 OF SE 1/4 COMM AT S 1/4 COR OF SEC 5, TH N 00 DEG 04' W 484'TH N 89 DEG 59' E 840' TO POB, TH N 89 DEG 59' E 150', TH N 00 DEG 04' E 320', TH S 00 DEG 04' W 320' TO POB. 5.65 ACRES

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 370,673 TCV/TFA: 52.18

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/16/2010 | INSPECTED |
| TH | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 5.650 Acres | | 5,799 | 100 | | 32,763 |
| | | | 5.65 Total Acres | | Total Est. Land Value = | | | 32,763 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.09 | 1632 | 46 | 16,583 |
| Total Estimated Land Improvements True Cash Value = | | | | 16,583 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,382 | 168,955 | 185,337 | | | 29,550C |
| 2023 | 12,988 | 155,664 | 168,652 | | | 28,143C |
| 2022 | 12,988 | 136,575 | 149,563 | | | 26,803C |
| 2021 | 12,131 | 136,317 | 148,448 | | | 25,947C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| | Mobile Home |
| X | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1946 | 2005 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 8 | 1st Floor |
| 7 | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2016 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 51
Floor Area: 3,552
Total Base New : 667,110 E.C.F.
Total Depr Cost: 326,884 X 0.983
Estimated T.C.V: 321,327

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 35 | WGEP (1 Story) |
| 35 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Town Home COLONIAL Cls C Blt 1946
Exterior Units: 2 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2016 SF Floor Area = 3552 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 | Slab | 1,536 | | |
| 1 Story | Siding | Slab | 480 | | |
| | | | Total: | 612,576 | 150,082 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,228 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,288 |
| Porches | | | | | |
| WGEP (1 Story) | | | 35 | 4,905 | 2,403 |
| WGEP (1 Story) | | | 35 | 4,905 | 2,403 |
| Unit-in-Place Cost Items | | | | | |
| KITCHEN | | | 1 | 5,520 | 2,705 |
| | | | Totals: | 667,110 | 326,884 |

Notes: APT
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 321,327

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

Parcel Number: 010-205-049-00 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**

US HIGHWAY 41

**Owner's Name/Address**

SCHWANDT DONALD & HEDY TRUST
47169 US HIGHWAY 41
HOUGHTON MI 49931

**Taxpayer's Name/Address**

SCHWANDT DONALD & HEDY TRUST
47175 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-5-17A SEC 5 T54N R33W A PARCEL OF LAND IN GOV'T LOT 5, SEC 5 T54N R33W D/F, COM AT A PT N 0 DEG 04' W 484' FROM S 1/4 COR OF SEC 5 & POB, TH N89 DEG 59' E 840', TH N 0 DEG 04' E 320'TH N 89 DEG 57' 30" E 150', TH N 0 DEG 04' E 20', TH S 89 DEG 57' 30" W 252.80' TH N 78 DEG 19' 55" W 361.29', TH N 28 DEG 49' 30" E 353.81', TH CONT N 28 DEG 49' 30" E 118.75' TO N LINE OF GOV'T LOT5, TH S 89 DEG 57' 30" W ALONG N LINE 610.65' TO NW COR OF GOV'T LOT 5, TH S 0DEG 04' W ALONG W LINE OF LOT 5 826.75' TO POB. SUBJECT TO ROW EASEMENTS OF RECORD. 12.29 ACRES

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 49,160

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/16/2010 | INSPECTED |
| TH | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 13 ACRE | | | 12.29 Acres | | 4000 | 100 | | 49,160 |
| | | | 12.29 Total Acres | | Total Est. Land Value = | | | 49,160 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,580 | 0 | 24,580 | | | 10,841C |
| 2023 | 18,435 | 0 | 18,435 | | | 10,325C |
| 2022 | 18,435 | 0 | 18,435 | | | 9,834C |
| 2021 | 14,748 | 0 | 14,748 | | | 9,520C |

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

Parcel Number: 010-205-050-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22622 FOX FARM RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 10/29/2015 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| LARSON MARK A & LAURA C<br>22622 FOX FARM RD<br>HOUGHTON MI 49931 | 2024 Est TCV 223,194 TCV/TFA: 124.00 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.100 | Acres | 12,727 | 100 | | 14,000 |
| | | | 1.10 | Total Acres | | Total Est. Land Value = | | 14,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.90 | 96 | 46 | 1,276 |
| Wood Frame | 23.61 | 252 | 46 | 2,737 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,013 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | 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 | 7,000 | 104,597 | 111,597 | | | 47,347C |
| 2023 | 5,289 | 95,765 | 101,054 | | | 45,093C |
| 2022 | 5,289 | 83,940 | 89,229 | | | 42,946C |
| 2021 | 6,300 | 83,979 | 90,279 | | | 41,575C |

Tax Description

P5-5-17B SEC 5 T54N R33W A PARCEL OF LAND IN GL-5 (SW 1/4 OF THE SE1/4) D/F, COM AT S 1/4 COR OF SEC 5, TH N 00 DEG 04' W 484', TH N 89 DEG 59' E 840' TO THE POB, TH N 89 DEG 59' E 150',TH N 00 DEG 04' E 320', TH S 89 DEG 57' W 150' TH S 00 DEG 04' W 320' TO POB. 1.10 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 07/15/2009 | DATA ENTER |
| RVB | 09/16/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1977 | 1991 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 9 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | 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 |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1800 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**

| | | |
|---|---|---|
| 225 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| 1 | Extra Sink |
| | Separate Shower |
| 1 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |
| 1 | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 34
Floor Area: 1,800
Total Base New : 319,070 E.C.F.
Total Depr Cost: 208,729 X 0.983
Estimated T.C.V: 205,181

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | Treated Wood |
| 266 | Treated Wood |

**(17) Garage**

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: 1
Mech. Doors: 0
Area: 560
% Good: 61
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1977
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1800 SF Floor Area = 1800 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 | 1,176 | | | |
| 1 Story | Siding | Basement | 624 | | | |
| | | | Total: | 246,765 | 162,865 | |
| Other Additions/Adjustments | | | | | | |
| Recreation Room | | | 225 | 4,257 | 2,171 | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,008 | |
| Extra Sink | | | 1 | 929 | 613 | |
| Ceramic Tile Floor | | | 1 | 1,096 | 723 | |
| Vent Fan | | | 1 | 247 | 163 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,142 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,735 | |
| Deck | | | | | | |
| Treated Wood | | | 64 | 1,983 | 1,309 | |
| Treated Wood | | | 266 | 4,889 | 3,227 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 560 | 23,834 | 14,539 | *6 |
| Door Opener | | | 1 | 535 | 326 | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 240 | 13,810 | 9,115 | |
| Door Opener | | | 1 | 535 | 353 | |
| Built-Ins | | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-205-051-00 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. |
|---|---|---|---|---|---|---|---|---|
| LARSON RUDOLPH & ETAL | LARSON ARTHUR & MARY | 0 | 01/13/2015 | QC | 09-FAMILY | 2015/00226 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22615 FOX FARM RD

Owner's Name/Address

LARSON ARTHUR & MARY
22615 FOX FARM RD
HOUGHTON MI 49931

Tax Description

P5-5-18 SEC 5 T54N R33W S 484' OF W 990' OF GOV'T LOT 5
EXCEPT COMMENCING AT THE S 1/4 POST, TH E 990', TH N 421' TO N BDRY OF ROADWAY POB, TH N 63', TH W 25', TH S 83.5' TO NBDRY OF ROADWAY, TH N 51 DEG E ALONG SD ROADWAY 32.1' TO POB. 10.96 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/19/2015

MAP #:

2024 Est TCV 236,982 TCV/TFA: 205.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 06/06/2016 | 2016-010-004 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/16/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 10.960 Acres | | 4,316 | 100 | | 47,304 |
| | | | 10.96 Total Acres | | Total Est. Land Value = | | | 47,304 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 541 | 93 | 4,403 |
| Wood Frame | 34.33 | 64 | 18 | 395 |
| Wood Frame | 24.14 | 200 | 93 | 4,490 |
| Total Estimated Land Improvements True Cash Value = | | | | 9,288 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 23,652 | 94,839 | 118,491 | | | 39,631C |
| 2023 | 16,960 | 86,666 | 103,626 | | | 37,744C |
| 2022 | 16,960 | 76,057 | 93,017 | | | 35,947C |
| 2021 | 14,384 | 75,725 | 90,109 | | | 34,799C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1955 | 2016 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 930 S.F.
Crawl: 226 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 1,156
Total Base New : 219,425 E.C.F.
Total Depr Cost: 179,937 X 0.983
Estimated T.C.V: 176,878

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | Treated Wood |

**(17) Garage**

Year Built: 1955
Car Capacity: 1
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 264
% Good: 61
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1156 SF Floor Area = 1156 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 | 930 | | | |
| 1 Story | Siding | Crawl Space | 96 | | | |
| 1 Story | Siding | Crawl Space | 130 | | | *9 |
| | | | Total: | 165,484 | 135,873 | |

| | | | | |
|---|---|---|---|---|
| Other Additions/Adjustments | | | | |
| Plumbing | | | | |
| Separate Shower | 1 | 1,331 | 1,078 | |
| Water/Sewer | | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,856 | |
| Water Well, 50 Feet | 1 | 2,629 | 2,129 | |
| Deck | | | | |
| Treated Wood | 72 | 2,094 | 1,696 | |
| Garages | | | | |
| Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | |
| Base Cost | 264 | 11,677 | 7,123 | *6 |
| Door Opener | 1 | 421 | 257 | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | |
| Base Cost | 480 | 23,467 | 21,824 | *9 |
| Common Wall: 1/2 Wall | 1 | -1,083 | -1,007 | |
| Door Opener | 1 | 535 | 498 | |
| Single Door Insulation | 72 | 350 | 325 | |
| Built-Ins | | | | |
| Sauna | 1 | 6,499 | 5,264 | |
| Local Cost Items | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | | | | | |
| Class/Construction | D,Frame | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 100 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 30 x 20 = 600 | | | | |
| Cost New | $ 17,862 | | | | |
| Phy./Func./Econ. %Good | 20/100/100 20.0 | | | | |
| Depreciated Cost | $ 3,572 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items ->  | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 20 | | | | |
| Est. True Cash Value | $ 3,512 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 3512 / All Cards: 3512 | | | | | |

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

Parcel Number: 010-205-052-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 249,500 | 08/01/1997 | WD | 03-ARM'S LENGTH | 140:599 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47040 SHERIDAN PL

**Owner's Name/Address**

THORREZ CAMIEL E & ANNE MARIE
PO BOX 307
CONCORD MI 49237

**Tax Description**

P5-5-19D SEC 5 T54N R33W PART OF GOV'T LOT 5 THE N 100' OF THE S 200' OF GOV'T LOT 5 LYING BETWEEN THE E'LY BDRY OF SOO LINE RR R/W AND SHORE OF PORTAGE LAKE. .60 A M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 309,944 TCV/TFA: 210.56

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/16/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 100.00 | 261.00 | 1.0000 | 1.3191 | 554 | 100 | | 73,078 |
| 100 Actual Front Feet, 0.60 Total Acres | | | | | | | Total Est. Land Value = | 73,078 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,539 | 118,433 | 154,972 | | | 148,000C |
| 2023 | 36,539 | 107,935 | 144,474 | | | 140,953C |
| 2022 | 42,871 | 94,552 | 137,423 | | | 134,241C |
| 2021 | 46,168 | 94,728 | 140,896 | | | 129,953C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1184 S.F.
Crawl: 288 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**

| | | |
|---|---|---|
| 888 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| 1 | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| 1 | Standard Range |
| | Self Clean Range |
| 1 | Sauna |
| 1 | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,472
Total Base New : 280,188 E.C.F.
Total Depr Cost: 240,962 X 0.983
Estimated T.C.V: 236,866

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | Vinyl |
| 300 | Treated Wood |

**(17) Garage**

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: 280
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1472 SF Floor Area = 1472 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 | 1,184 | | |
| 1 Story | Siding | Crawl Space | 288 | | |
| | | | Total: | 204,329 | 175,723 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 888 | 16,801 | 14,449 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 7,820 |
| Ceramic Tile Floor | | | 1 | 1,096 | 943 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Deck | | | | | |
| Treated Wood | | | 300 | 5,283 | 4,543 |
| Vinyl | | | 80 | 2,935 | 2,524 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 280 | 15,260 | 13,124 |
| Door Opener | | | 1 | 535 | 460 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 655 |
| Jacuzzi Tub | | | 1 | 8,096 | 6,963 |
| Standard Range | | | 1 | 1,242 | 1,068 |
| Sauna | | | 1 | 6,499 | 5,589 |
| Trash Compactor | | | 1 | 867 | 746 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-205-052-60 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. |
|---|---|---|---|---|---|---|---|---|
| | | 249,500 | 08/01/1997 | WD | 03-ARM'S LENGTH | 140:599 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

THORREZ CAMIEL E & ANNE MARIE
PO BOX 307
CONCORD MI 49237

Tax Description

P5-5-19A SEC 5 T54N R35W COM AT S 1/4 COR OF SEC 5, TH N 89 DEG 54' E 1582.78' TO E ROW LINE OF SOO LINE RR, TH N 5 DEG 50' 0" W 201.02' ALONG E LINE OF SAID ROW TO POB., TH N 89 DEG 54' E 146',
TH N 5 DEG 50' 0" W 75.38',
TH S 89 DEG 54' W 146',
TH S 5 DEG 50' 0" E 75.38' TO POB.
EXTENDS TO THE SHORE OF PORTAGE LAKE
CONTAINS 0.25 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 67,721

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 75.38 | 146.20 | 1.0000 | 0.9873 | 910 | 100 | | 67,721 |
| 75 Actual Front Feet, 0.25 Total Acres | | | | | | | Total Est. Land Value = | 67,721 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 33,861 | 0 | 33,861 | | | 11,000C |
| 2023 | 33,638 | 0 | 33,638 | | | 10,477C |
| 2022 | 33,489 | 0 | 33,489 | | | 9,979C |
| 2021 | 31,628 | 0 | 31,628 | | | 9,661C |

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

Parcel Number: 010-205-052-75 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. |
|---|---|---|---|---|---|---|---|---|
| TOMKINS CURTIS J & MARY K | THORREZ CAMIEL E & ANNE MA | 551,000 | 07/01/2005 | WD | 03-ARM'S LENGTH | 167:2012 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47054 US HIGHWAY 41

**Owner's Name/Address**

THORREZ CAMIEL E & ANNE MARIE
PO BOX 307
CONCORD MI 49237

**Tax Description**

P5-5-19B1 SEC 5 T54N R33W PART OF GOV'T LOT 5 D/F: COM AT THE S 1/4 COR OF SD SEC 5, TH N 89 DEG 57' 03" E 1479.30' TO E'LY ROW LN OF HWY 41, TH N 08 DEG 09' 36" W ALG SD ROW LN 277.58'TO POB, TH ALG SD ROW LN N 08 DEG 09' 36" W 227.37', TH S 89 DEG 57' 36" E 190.54' TO SHORE OF PORTAGE LK, TH S 22 DEG 25' 14" E 81.17' ALG SHORE, TH S 16 DEG 36' 23" E 78.16' ALG SHORE, TH S 33 DEG 20' 32" E 89.99' ALG SHORE, TH N 89 DEG 57' 36" W 261.02' TO POB. PARCEL EX-TENDS TO WATERS EDGE. CONT 1.3 A M/L (EXCEPTING THEREFROM THE FORMER SOO LINEROW) (123 386)

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 557,877 TCV/TFA: 251.52

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 09/21/2018 | 2018-031-238 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/16/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 249.32 | 261.02 | 1.0000 | 1.3191 | 554 | 100 | | 182,204 |
| 249 Actual Front Feet, 1.49 Total Acres | | | | | | | Total Est. Land Value = | 182,204 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 91,102 | 187,837 | 278,939 | | | 278,939S |
| 2023 | 91,102 | 176,980 | 268,082 | | | 268,082S |
| 2022 | 106,889 | 158,987 | 265,876 | | | 259,079C |
| 2021 | 115,111 | 149,474 | 264,585 | | | 250,803C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1996 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Vinyl

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 2218 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 9
Floor Area: 2,218
Total Base New : 369,587 E.C.F.
Total Depr Cost: 336,323 X 1.117
Estimated T.C.V: 375,673

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | WGEP (1 Story) |
| 225 | CPP |
| 225 | CPP |
| 384 | CPP |
| 306 | Treated Wood |
| 225 | Treated Wood |
| 225 | Vinyl |
| 116 | Treated Wood |

**(17) Garage**

Year Built: 1996
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: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1996
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2218 SF Floor Area = 2218 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 | 2,218 | | |
| | | | Total: | 295,120 | 268,559 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 |
| Porches | | | | | |
| WGEP (1 Story) | | | 32 | 4,764 | 4,335 |
| CPP | | | 225 | 3,852 | 3,505 |
| CPP | | | 225 | 3,852 | 3,505 |
| CPP | | | 384 | 5,910 | 5,378 |
| Deck | | | | | |
| Treated Wood w/Roof (Deck Portion) | | | 306 | 5,355 | 4,873 |
| Treated Wood w/Roof (Roof portion) | | | 306 | 4,621 | 4,205 |
| Treated Wood | | | 225 | 4,385 | 3,990 |
| Treated Wood | | | 116 | 2,811 | 2,558 |
| Vinyl | | | 225 | 6,010 | 5,469 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 27,075 | 24,638 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,391 |
| Door Opener | | | 2 | 1,070 | 974 |
| | | | Totals: | 369,587 | 336,323 |

Notes:

ECF (LAKE) 1.117 => TCV: 375,673

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

Parcel Number: 010-205-052-80 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. |
|---|---|---|---|---|---|---|---|---|
| | | 355,000 | 01/01/1998 | WD | 03-ARM'S LENGTH | 142:349 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47150 US HIGHWAY 41

**Owner's Name/Address**

PILGRIM POINT HOUGHTON LLC
40600 ANN ARBOR RD SUITE 201
PLYMOUTH MI 48170

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 839,473 TCV/TFA: 134.02

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| OTHER | 08/23/2022 | 2022-010-016 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

- 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

**Tax Description**

P5-5-19C SEC 5 T54N R33W COM AT SW COR OF GOVT LOT 4 SEC 5, TH S 87 DEG 12' 45" E 88.75' TO POB., TH S 2 DEG 41' 15" W 79.54', TH S 83 DEG 53' 0" W 154.64' TO PT ON C/L OF US 41, TH ALONG C/L S 6 DEG 7' 0" E 323.82', TH S 87 DEG 12' 45" E 213.49' TO SHORE OF PORTAGE LK, TH N 5 DEG 57' 37" E 424.05' ALONG SHORE, TH N 87 DEG 12' 45" W 134.31' TO POB...ALSO NO WAR COM AT SW COR OF GOVT LOT 4 SEC 5, TH S 87 DEG 12' 45" E 88.75' TO POB., TH S 2 DEG 41' 15"W 79.54', TH S 83 DEG 53' 0" W 50.02', TH ALONG A SPIRAL CURVE TO THE RIGHT WHICH HAS A LONG CHORD OF 70.62' & BEARING S 4 DEG 15' 22" E, TH S 3 DEG 40' 35" E 267.73', TH S 87 DEG 12' 45" E 65.41', TH N 3 DEG 40' 35" W 275.10', TH ALONG A SPIRAL CURVE TO THE LEFT WH HAS A LONG CHORD OF 73.05' & BEARING N 4DEG 15' 20" W, TH ALONG A SPRIAL CURVE TO LEFT WH HAS A LONG CHORD OF 78.39' & BEARING N 5
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 425.00 | 168.10 | 1.0000 | 1.0586 | 554 | 100 | | 249,251 |
| 425 Actual Front Feet, 1.64 Total Acres | | | | | | | Total Est. Land Value = | 249,251 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Dock: Light pilings | 49.87 | 2200 | 84 | 92,160 |
| D/W/P: Asphalt Paving | 3.04 | 730 | 84 | 1,864 |
| Total Estimated Land Improvements True Cash Value = | | | | 94,024 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 124,626 | 295,111 | 419,737 | | | 419,737S |
| 2023 | 124,626 | 346,127 | 470,753 | | | 470,753S |
| 2022 | 146,222 | 311,026 | 457,248 | | | 457,248S |
| 2021 | 157,469 | 311,131 | 468,600 | | | 272,619C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1925 | 2010 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 4584 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| 1 | Appliance Allow. |
| 1 | Cook Top |
| 1 | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| 1 | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| 1 | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| 1 | Oven |
| 1 | Microwave |
| | Standard Range |
| 1 | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 36
Floor Area: 6,264
Total Base New : 694,099 E.C.F.
Total Depr Cost: 444,224 X 1.117
Estimated T.C.V: 496,198

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 1120 | WGEP (1 Story) |
| 1200 | CPP |
| 35 | CCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1925
(11) Heating System: Forced Air w/ Ducts
Ground Area = 4584 SF Floor Area = 6264 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 | Crawl Space | 3,360 | | |
| 1 Story | Siding | Crawl Space | 840 | | |
| 1 Story | Siding | Crawl Space | 384 | | |
| | | | Total: | 604,548 | 386,911 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 2 Fixture Bath | 2 | 6,085 | 3,894 |
| Porches | | | |
| CCP (1 Story) | 35 | 1,106 | 708 |
| WGEP (1 Story) | 1120 | 49,616 | 31,754 |
| CPP | 1200 | 16,080 | 10,291 |
| Water/Sewer | | | |
| Public Water | 1 | 1,462 | 936 |
| Public Sewer | 1 | 1,462 | 936 |
| Built-Ins | | | |
| Appliance Allow. | 1 | 2,707 | 1,732 |
| Cook Top | 1 | 762 | 488 |
| Dishwasher | 1 | 762 | 488 |
| Vent Fan | 1 | 309 | 198 |
| Vented Hood | 1 | 559 | 358 |
| Oven | 1 | 1,314 | 841 |
| Microwave | 1 | 414 | 265 |
| Self Clean Range | 1 | 1,689 | 1,081 |
| Fireplaces | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-205-052-85 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 | 08/01/2000 | WD | 03-ARM'S LENGTH | 152:121 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47175 US HIGHWAY 41

**Owner's Name/Address**

SCHWANDT DONALD & HEDY TRUST
47175 US HIGHWAY 41
HOUGHTON MI 49931

**Taxpayer's Name/Address**

SCHWANDT DON
77 TURKEY HILL RD
NEWBURYPORT MA 01950

**Tax Description**

P5-5-19B2
SEC 5 T54N R33W COM @ S 1/4 COR; TH N 89 DEG 57'03" E 988.64'; TH N 00 DEG 07' 55" E 1088.18' TO POB; TH S 70 DEG 34'04" W 175'; TH N 00 DEG 07'55"E 285.35'; TH S 89 DEG 15' 33" E 353.11' TO W ROW OF US-41';TH S 08 DEG 09'48" E 150';TH S 70 DEG 34'04" W 222.69' TO POB. 1.83 A M/L.

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 457,296 TCV/TFA: 183.21

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/16/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.830 | Acres | 10,557 | 100 | | 19,320 |
| | | | 1.83 | Total Acres | | Total Est. Land Value = | | 19,320 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,660 | 218,988 | 228,648 | | | 97,499C |
| 2023 | 7,830 | 247,509 | 255,339 | | | 92,857C |
| 2022 | 7,830 | 216,826 | 224,656 | | | 88,436C |
| 2021 | 6,915 | 217,238 | 224,153 | | | 85,611C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 1997 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 6 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Stucco |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | 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: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1568 S.F.
Crawl: 0 S.F.
Slab: 676 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 840 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| 2 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| 1 | Extra Sink |
| | Separate Shower |
| 2 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | 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 |
| 1 | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| 1 | Exterior 2 Story |
| | Prefab 1 Story |
| 1 | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 20
Floor Area: 2,496
Total Base New : 556,938 E.C.F.
Total Depr Cost: 445,550 X 0.983
Estimated T.C.V: 437,976

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 60 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1997
Car Capacity: 2
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: 676
% Good: 0
Storage Area: 400
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 1997
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2244 SF Floor Area = 2496 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 | Basement | 392 | | |
| 2 Story | Siding | Basement | 224 | | |
| 1 Story | Siding | Basement | 224 | | |
| 1 Story | Siding | Basement | 448 | | |
| 1.25 Story | Siding | Basement | 112 | | |
| 1 Story | Siding | Basement | 168 | | |
| 1 Story | Siding | Slab | 676 | | |
| | | | Total: | 394,085 | 315,267 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 840 | 44,050 | 35,240 |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 2,814 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 5,349 |
| 2 Fixture Bath | | | 2 | 8,960 | 7,168 |
| Extra Sink | | | 1 | 1,377 | 1,102 |
| Ceramic Tile Floor | | | 2 | 2,861 | 2,289 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,413 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,287 |
| Porches | | | | | |
| WGEP (1 Story) | | | 60 | 8,072 | 6,458 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 676 | 41,648 | 33,318 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-205-053-00 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. |
|---|---|---|---|---|---|---|---|---|
| BRIGGS BARBARA B TRUSTEE | SOWARDS RODNEY W & CAROL I | 530,000 | 06/30/2021 | WD | 03-ARM'S LENGTH | 2021/04419 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47026 SHERIDAN PL

Owner's Name/Address

SOWARDS RODNEY W & CAROL L
9626 HILLVIEW DR
DALLAS TX 75231

Tax Description

P5-5-20
SEC 5 T54N R33W PART OF GOV'T LOT 5 D/F A PARCEL OF LAND IN GOV'T LOT 5 BEING S 100' OF THAT PART OF LOT 5 LYING BET E'LY BDRY LINE OF HWY M-15 & SHORE OF PORTAGE L EXC DSS & A R/W. .70 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 527,693 TCV/TFA: 294.47

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 08/21/2022 | 2022-010-033 | FOUNDATION |
| | 06/01/2022 | 2020-999-019 | FOUNDATION |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/11/2009 | DATA ENTER |
| RVB | 09/16/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 100.00 | 304.92 | 1.0000 | 1.4258 | 554 | 100 | | 78,987 |
| 100 Actual Front Feet, 0.70 Total Acres | | | | | | | Total Est. Land Value = | 78,987 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 39,494 | 224,353 | 263,847 | | | 263,564C |
| 2023 | 39,494 | 211,520 | 251,014 | | | 251,014S |
| 2022 | 46,338 | 218,391 | 264,729 | | | 264,729S |
| 2021 | 49,902 | 205,272 | 255,174 | | | 202,239C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: TRI-LEVEL

| Yr Built | Remodeled |
|---|---|
| 1987 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 3 | 1st Floor |
| 1 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Wood Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 892 S.F.
Crawl: 0 S.F.
Slab: 510 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 810 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | | Coal | X | 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 |
| X | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| 3 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 3 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:
1

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(15) Fireplaces**

| | |
|---|---|
| | Interior 1 Story |
| 2 | Interior 2 Story |
| | 2nd/Same 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: BC
Effec. Age: 14
Floor Area: 1,792
Total Base New : 459,719 E.C.F.
Total Depr Cost: 395,360 X 1.117
Estimated T.C.V: 441,617

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 114 | WGEP (1 Story) |
| 48 | CPP |
| 128 | CPP |
| 411 | CPP |
| 411 | Treated Wood |
| 40 | Treated Wood |
| 36 | Treated Wood |
| 280 | Treated Wood |

**(17) Garage**

Year Built: 1987
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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls BC Blt 1987
(11) Heating System: Heat Pump
Ground Area = 1402 SF Floor Area = 1792 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 | 892 | | |
| 2 Story | Siding | Slab | 360 | | |
| 1 Story | Siding | Slab | 150 | | |
| 0.5 Story | Siding | Overhang | 60 | | |
| | | | Total: | 295,766 | 254,360 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 810 | 42,476 | 36,529 |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 3,025 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 13,373 | 11,501 |
| Ceramic Tile Floor | | | 3 | 4,291 | 3,690 |
| Vent Fan | | | 3 | 1,063 | 914 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,744 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,459 |
| Porches | | | | | |
| WGEP (1 Story) | | | 114 | 12,713 | 10,933 |
| CPP | | | 48 | 1,349 | 1,160 |
| CPP | | | 128 | 3,082 | 2,651 |
| CPP | | | 411 | 8,010 | 6,889 |
| Deck | | | | | |
| Treated Wood | | | 411 | 6,888 | 5,924 |
| Treated Wood | | | 40 | 1,656 | 1,424 |
| Treated Wood | | | 36 | 1,563 | 1,344 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-205-054-00 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 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:572 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Owner's Name/Address

DNR STATE OF MICHIGAN
PO BOX 30448
LANSING MI 48909-7948

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Taxpayer's Name/Address

DNR STATE OF MICHIGAN
PO BOX 30448
LANSING MI 48909-7948

Tax Description

P5-5-21
SEC 5 T54N R33W A STRIP OF SOO LINE RR ROW 6800' M/L BY 100' M/L GOING ACROSS SEC 5 EXCEPT FOR CODE P5-5-21A CONTAINING .34 ACRES CONTAINS 15.27 ACRES M/L

Comments/Influences

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 16 ACRE | | | 15.72 Acres | | 3700 | 100 | | 58,164 |
| | | | 15.72 Total Acres | | Total Est. Land Value = | | | 58,164 |

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

Parcel Number: 010-205-204-50 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**

47577 US HIGHWAY 41

**Owner's Name/Address**

SANREGRET JOHN O & JANICE W
22145 ROYALEWOOD RD
HOUGHTON MI 49931

**Tax Description**

P5-5-4A
SEC 5 T54N R33W PART OF GOV'T LOT 2, SEC 5 T54N R33W
D/F COM AT SE COR OF LOT 39 BLK 5 OF PLAT OF PILGRIM;
TH S 61 DEG 35'30" E 150' TO SW COR OF LOT 43 BLK 4 OF SD PLAT;
TH S 28 DEG 26'W 100';
TH S 61 DEG 35'30" E50'TH S 28 DEG 26'W TO N'LY BDRY OF IRC RR;
TH N 50 DEG 58'30" W ALG SD RR TO W BDRYOF GOV'T LOT 2;
TH E TO A PT ON LN S 0 DEG 7'30" E TO SW COR OF LOT 34;
TH S 61DEG 35'30" E ALG SW'LY BDRY OF PLAT TO POB. 3.66 AC M/L
010-205-031-00, 010-425-034-00 AND 010-425-034- COMBINED INTO PARCEL 010-205-204-50 FOR 2023

**Comments/Influences**

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Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 651,960 TCV/TFA: 28.45

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 20.00 | 200.00 | 1.0574 | 1.0000 | 500 | 100 | | 10,574 |
| HWY N END | 300.00 | 100.00 | 1.0574 | 0.9330 | 500 | 100 | | 147,984 |
| STANDARD COMMERCIAL | | | 3.568 Acres | | 38,498 | 100 | | 137,360 |
| 320 Actual Front Feet, 4.35 Total Acres | | | | | | | Total Est. Land Value = | 295,918 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 31000 | 86 | 82,646 |
| Total Estimated Land Improvements True Cash Value = | | | | 82,646 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 147,959 | 178,021 | 325,980 | | | 272,167C |
| 2023 | 137,031 | 161,592 | 298,623 | | | 259,207C |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Storage

Class: D,Pole
Floor Area: 14,400
Gross Bldg Area: 22,920
Stories Above Grd: 1
Average Sty Hght : 15
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 41
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1967 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 14400
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 15 Perimeter: 0
Overall Building Height: 10

Base Rate for Upper Floors = 28.53

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.72 100%
Adjusted Square Foot Cost for Upper Floors = 33.25

Total Floor Area: 14,400 Base Cost New of Upper Floors = 478,800

Reproduction/Replacement Cost = 478,800
Eff.Age:41 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 167,580

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 143,113
Replacement Cost/Floor Area= 33.25 Est. TCV/Floor Area= 9.94

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings |
|---|---|

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |
|---|---|---|---|

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

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

Desc. of Bldg/Section:
Calculator Occupancy: Stores - Retail

Class: D,Pole
Floor Area: 2,520
Gross Bldg Area: 22,920
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght : 12

Depr. Table : 3%
Effective Age : 33
Physical %Good: 37
Func. %Good : 100
Economic %Good: 100

1967 Year Built Remodeled

12 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 2520
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 0
Overall Building Height: 12

Base Rate for Upper Floors = 73.19

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 73.19

Total Floor Area: 2,520 Base Cost New of Upper Floors = 184,439

Reproduction/Replacement Cost = 184,439
Eff.Age:33 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/100/100/37.0
Total Depreciated Cost = 68,242

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 58,279
Replacement Cost/Floor Area= 73.19 Est. TCV/Floor Area= 23.13

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Storage

Class: S
Floor Area: 6,000
Gross Bldg Area: 22,920
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght : 12

Depr. Table : 2.5%
Effective Age : 33
Physical %Good: 43
Func. %Good : 100
Economic %Good: 100

1980 Year Built Remodeled

12 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 6000
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 0
Overall Building Height: 12

Base Rate for Upper Floors = 32.68

Adjusted Square Foot Cost for Upper Floors = 32.68

Total Floor Area: 6,000 Base Cost New of Upper Floors = 196,080

Reproduction/Replacement Cost = 196,080
Eff.Age:33 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0
Total Depreciated Cost = 84,314

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 72,004
Replacement Cost/Floor Area= 32.68 Est. TCV/Floor Area= 12.00

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-205-404-00 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. |
|---|---|---|---|---|---|---|---|---|
| NIEMELA CAL, NELS, CURT, M | NIEMELA CAL, NELS, CURT MA | 0 | 08/20/2010 | QC | 09-FAMILY | 2010/4403 | DEED | 0.0 |
| | | 225,000 | 01/01/1998 | WD | 03-ARM'S LENGTH | 142:402 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

PILGRIM POINT HOUGHTON LLC
40600 ANN ARBOR RD SUITE 201
PLYMOUTH MI 48170

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 229,076

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 543.61 | 25.00 | 1.0000 | 0.4082 | 910 | 100 | | 201,956 |
| RATE 1 | | | 0.200 Acres | | 7,175 | 100 | | 1,435 |
| RATE 1 | | | 3.580 Acres | | 7,175 | 100 | | 25,685 |
| 265 Actual Front Feet, 4.17 Total Acres | | | | | | | Total Est. Land Value = | 229,076 |

Tax Description

SEC 5 T54N R33W PART OF GOVT LOT 5 2021 EXEMPT SPLIT FROM 010-205-052-70 INTO THIS PARCEL AND 010-205-404-50,

WEST REMAINDER
A PARCEL OF LAND SITUATED IN PART OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 54 NORTH, RANGE 33 WEST, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5; THEN ALONG THE SOUTH SECTION LINE S88°57'19"E 988.61 FEET; THEN N01°13'44"E 404.06 FEET TO THE CENTERLINE OF FOX FARM ROAD, ALSO BEING THE POINT OF BEGINNING; THEN N01°13'44"E 683.93 FEET; THEN N71°39'13"E 222.66 FEET TO THE WEST RIGHT-OF-WAY OF HIGHWAY US-41; THEN S07°04'19"E, ALONG THE WEST RIGHT-OF-WAY
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 114,538 | 0 | 114,538 | | | 114,538S |
| 2023 | 111,982 | 0 | 111,982 | | | 111,982S |
| 2022 | 111,538 | 0 | 111,538 | | | 111,538S |
| 2021 | 103,155 | 0 | 103,155 | | | 77,573C |

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

Parcel Number: 010-205-404-50 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

US HIGHWAY 41

Owner's Name/Address

FOX FARM HOLDINGS
22622 FOX FARMS RD
HOUGHTON MI 49931

Tax Description

SEC 5 T54N R33W PART OF GOVT LOT 5 2021 EXEMPT SPLIT FROM 010-205-052-70 INTO THIS PARCEL AND 010-205-404-00, THIS PARCEL CANNOT BE SOLD INDIVIDUALLY WITHOUT A LAND DIVISION APPROVAL TO SPLIT FROM PARCEL 010-208-002-00

WEST PARCEL
A PARCEL OF LAND SITUATED IN PART OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 54 NORTH, RANGE 33 WEST, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5; THEN ALONG THE SOUTH SECTION LINE S88°57'19"E 988.61 FEET (PREVIOUSLY RECORDED AS N89°57'03"E 988.64 FEET AND ALSO 990 FEET) TO THE POINT OF BEGINNING; THEN CONTINUING ALONG SAID SOUTH SECTION
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 248,476

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 453.67 | 50.00 | 0.9690 | 0.8706 | 500 | 100 | | 191,351 |
| OFF HWY | | | 0.070 Acres | | 13,699 | 100 | | 959 |
| OFF HWY | | | 4.100 Acres | | 13,699 | 100 | | 56,166 |
| 131 Actual Front Feet, 4.88 Total Acres | | | | | | | Total Est. Land Value = | 248,476 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 124,238 | 0 | 124,238 | | | 120,404C |
| 2023 | 114,671 | 0 | 114,671 | | | 114,671S |
| 2022 | 129,951 | 0 | 129,951 | | | 124,464C |
| 2021 | 120,488 | 0 | 120,488 | | | 120,488S |

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

Parcel Number: 010-206-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| PEEPSOCK RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>SHARON AVE<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.47 Acres | | 13000 | 100 | | 6,110 |
| | | | 0.47 Total Acres | | Total Est. Land Value = | | | 6,110 |

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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 |

Taxpayer's Name/Address

BD OF CONTROL M T U
HOUGHTON MI 49931

Tax Description

P5-6-3 SEC 6 T54N R33W COM AT E 1/4 COR OF SEC 6, TH N 0 DEG 12' 30" E 660', TH N 89 DEG 52' W 33', TH S 89 DEG 44' 39" W 777.74' POB, TH S 89 DEG 44' 39" W 505.05', TH N 0 DEG 21'07"W, RECORDED N 0 DEG 20'31" W 428.07',TH S 89 DEG 54' 35" E 99.82', TH S 0 DEG 11' 34" E 50', TH S 89 DEG 54' 35" E 299.78', TH S 1 DEG 47' 19" E 194.38', TH S 86 DEG 16' 30" E 102.06', TH S 174.26' TO POB. 4.2 A M/L CO STAMP MILL TH S 74 DEG 1' 30" E ALG N'LY BDRY OF R/W OF SD RR 59.53', TH SE'LY ALG N'LY BDRY OF R/W & ALG A 3 DEG 36' CURVE TO RIGHT 298.54' TO POB. .47 ACRE

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

Parcel Number: 010-206-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47745 MILL RD

**Owner's Name/Address**

PEACE EVANG LUTH CHURCH
47745 MILL RD
HOUGHTON MI 49931

**Tax Description**

P5-6-4 SEC 6 T54N R33W A PARCEL OF LAND IN NE 1/4 OF SEC 6 D/F;COM AT E 1/4 COR OF SD SEC 6, TH N 00 DEG 12' 30" E 1315.30', TH N 89 DEG 52' 00" W 33' TO W R/W LINE OF ISLE ROYALE MILL RD & POB, TH N 89 DEG 52' 00" W 140.51', TH N 67', TH N 89 DEG 52' 00" W 196.05' TO A COR ON BDRY OF PILGRIM ESTATES PLAT, TH N 50', TH N 89 DEG 52' 00" W 103', TH N 137.68' TO S R/W LINE OF ISLE ROYALE MNG CO RR (ABANDONED),
TH S 74 DEG 00' 30" E ALG R/W 190.74' TO PCOF A CURVE,
TH 3 DEG 30' CURVE TO THE RIGHT ALG SD S R/W LINE (LONG CHORD BEARING S 69 DEG 13' 42" E LONG CHORD LENGTH 274.50') TO THE W R/W LINE OF ISLE ROYAL MILL RD, TH S 00 DEG 12' 30" W ALG W R/W LINE 105.80' M/L TO POB. 1.29 ACRES
AND
P5-6-4A SEC 6 T54N R33W PART OF N 1/2 OF ***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 105.80 | 175.00 | 1.1895 | 0.9867 | 500 | 100 | | 62,090 |
| HWY N END | 94.00 | 124.00 | 1.1895 | 0.9533 | 500 | 100 | | 53,297 |
| STANDARD COMMERCIAL | | | 1.057 | Acres 49,676 | | 100 | | 52,508 |
| 200 Actual Front Feet, 1.75 Total Acres | | | | | | | Total Est. Land Value = | 167,895 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 700 | 84 | 1,788 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,788 |

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

Parcel Number: 010-206-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 21880 PEEPSOCK RD |

| Owner's Name/Address |
|---|
| GUND EDWARD J & LAURA J<br>12078 HUDGENS RD<br>MARION IL 62959 |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 13,866

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| RVB | 09/14/2010 | INSPECTED |
| SC | 11/02/2001 | DATA ENTER |

| Tax Description |
|---|
| P5-6-4B SEC 6 T54N R33W A PARCEL OF LAND IN NE 1/4 OF SEC 6 D/F;COM AT E 1/4 COR OF SEC 6, TH N 0 DEG 12' 30" E 1382.3' ALG E BDRY OF SEC, TH N 89 DEG 52' W 678.7' TO NW COR OF PILGRIM EST & POB, TH N 90', TH N 42 DEGE 106', TH N 69 DEG 24' 32" E 89.85' TO S'LY R/W OF FORMER ISLE ROYALE COPPER CORR, TH S 74 DEG 02' 05" E 37.40' ALG R/WTH S 186.27', TH N 89 DEG 52' W 191' TO POB, ALSO COM AT E 1/4 COR OF SEC 6, TH TH 0 DEG 12' 30" E 1382.3' ALG E BDRY OF SEC 6, TH N 89 DEG 52' W 678.29', TH N 0 DEG 0' 02" W 89.97' ALG E BDRY OF PILGRIM EST #2 & POB, TH CONT N 156.47' TO S'LY R/W OF FORMER ISLE ROYALE COPPERCO RR, TH S 74 DEG 02' 05" E 160.93' ALGR/W; TH S 68 DEG 14' 41" W 90.19', TH S 42 DEG W 106'TO POB. .96 ACRE |

| Comments/Influences |
|---|
| |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG | 1 ACRE | | 0.96 Acres | | 13000 | 100 | | 12,480 |
| | | | 0.96 Total Acres | | | Total Est. Land Value = | | 12,480 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.89 | 108 | 46 | 1,386 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,386 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,240 | 693 | 6,933 | | | 4,830C |
| 2023 | 4,615 | 667 | 5,282 | | | 4,600C |
| 2022 | 4,615 | 600 | 5,215 | | | 4,381C |
| 2021 | 5,760 | 559 | 6,319 | | | 4,242C |

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

Parcel Number: 010-206-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| 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<br>47240 GREEN ACRES RD<br>HOUGHTON MI 49931 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 24.17 Acres | | | 0 | 100 | | 0 |
| | | 24.17 Total Acres | | | Total Est. Land Value = | | | 0 |

Public Improvements

- 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

Tax Description

P5-6-5 SEC 6 T54N R33W PART OF N 1/2 OF NE 1/4 D/F BEG AT N 1/4POST OF SEC 6, TH E 994', TH S 39 DEG 13' E 1352.7' M OR L TO R/W OF ISLE ROYELE COPPER CO RR, TH N 74 DEG 0' 30" W ALONG SAID R/W 1918.4', TH N 32' 30" W 519' TO POB EXCEPT PARCEL SOLD TO MTU(P5-6-5A) HAVING .23 ACRES M/L CONTAINS 24.17 ACRES M/L

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

Parcel Number: 010-206-006-50 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| CEMETERY RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>SHARON AVE<br>HOUGHTON MI 49931 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.23 Acres | | 0 | 100 | | 0 |
| | | | 0.23 Total Acres | | Total Est. Land Value = | | | 0 |

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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 |

Tax Description

P5-6-5A
SEC 6 T54N R33W
BEGINNING AT A POINT ON N BDRY OF FORESTHILL CEMETERY WHICH IS 666.8' N & 463.79' E OF N 1/4 COR. OF SEC. 6;
TH N 89 DEG 40' 55" E ALONG N BDRY 200' TO MTU MONUMENT 71;
TH S 0 DEG 17' 0" E ALONG E'LY BDRY OF CEMETERY 100';
TH N 63 DEG 44' 30" W 223.6' TO POB.
CONTAINS .23 ACRES M/L

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

Parcel Number: 010-206-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: COMMERCIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| CEMETERY RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>1400 TOWNSEND DR<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 19.00 Acres | | | 0 | 100 | | 0 |
| | | 19.00 Total Acres | | | Total Est. Land Value = | | | 0 |

Public Improvements

- 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

Tax Description

P5-6-6 SEC 6 T54N R33W PART OF NW 1/4 OF NE 1/4 SEC 6 D/F BEG AT SW COR OF NW 1/4 OF NE 1/4, TH N 0 DEG 32' 30" W ALONG W'LY BDRY OF SAID DESC 808.10' TO S BDRY OF R/W OF ISLE ROYALE STAMP MILL RR, TH S 74 DEG 0' 30" E ALONG SAID R/W 1382.40' TO E'LY BDRY OF SAID DESC, TH S 0 DEG 10' 15" E 430.30' M OR L, TH N 89 DEG 52' W ALONG S'LY BDRY 1322.60' TO POB. 19 A.

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

Parcel Number: 010-206-008-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: 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<br>SHARON AVE<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 3.48 Acres | | 0 | 100 | | 0 |
| | | | 3.48 Total Acres | | Total Est. Land Value = | | | 0 |

Taxpayer's Name/Address

BD OF CONTROL M T U
HOUGHTON MI 49931

Tax Description

P5-6-6B SEC 6 T54N R33W PT OF N 1/2 OF NE 1/4 OF SEC 6 T54N R33WD/F, COMM 519' S OF THE N 1/4 POST OF SEC 6 LYING ON THE N & S C/L OF SD SEC 6& ON S BDRY OF FOREST HILL CEMETERY, TH S 74 DEG 00' 30" E 1918.40' TO E COR OF SD CEMETERY, TH S 74 DEG 42' 53" E 488.35', TH S 74 DEG 01' 30" E 59.53',THSE'LY ALONG A 3 DEG 36' CURVE 298.54' TOE BDRY OF SD SEC 6 THE ABOVE DESC BDRY OF A 55' WIDE STRIP OF LAND. 3.48 A M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

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

Parcel Number: 010-206-010-00 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: 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 #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>SHARON AVE<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 40.000 Acres | | 9,000 | 100 | | 360,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 360,000 |

Taxpayer's Name/Address

BD OF CONTROL M T U
HOUGHTON MI 49931

Tax Description

P5-6-7A SEC 6 T54N R33W SW 1/4 OF NE 1/4. 40 A.
PARCEL 206-009-00 COMBINED INTO THIS PARCEL FOR 2021

Comments/Influences

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|---|---|---|---|
| 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***

Parcel Number: 010-206-011-00 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. |
|---|---|---|---|---|---|---|---|---|
| YEOMAN-OUELLETE BERNADETTE | SCOTT CONNOR & ELIZABETH | 825,000 | 06/04/2021 | WD | 03-ARM'S LENGTH | 2021/03785 | PROPERTY TRANSFER | 100.0 |
| YEOMAN FOSTER LTD | YEOMAN BERNADETTE K | 230,000 | 10/10/2006 | WD | 03-ARM'S LENGTH | 169/658 | DEED | 0.0 |
| | | 213,500 | 04/01/1999 | WD | 03-ARM'S LENGTH | 146:825 | DEED | 0.0 |
| | | | | | | | | |

Property Address

21830 VOLIN PL

Owner's Name/Address

SCOTT CONNOR & ELIZABETH
21830 VOLIN PL
HOUGHTON MI 49931

Tax Description

P5-6-8 SEC 6 T54N R33W PART N 1/2 OF SE 1/4 OF NE 1/4 DESC AS; COM AT E 1/4 POST OF SEC 6; TH N 0 DEG 12' 30" E 660'; TH N 89 DEG 52' 00" W 33'; TH S 89 DEG 44' 39" W 777.74' TO POB; TH S 89 44' 39" W 505.05'; TH N 0 DEG 21' 07" W, RECORDED N 00 DEG 20' 31" W 428.07' TO SW COR OF PILGRIM ESTATES NO. 2; RECORDED IN PLAT CABINET I, FOLIO NO. 82, HOUGHTON COUNTY RECORDS; TH S 89 DEG 54' 35" E 99.82' ALG S BDRY OF PILGRIM ESTATES NO. 2; TH S 00 DEG 11' 34" E 50'; TH S 89 DEG 54' 35" E 299.78'; TH S 1 DEG 47' 19" E 194.38'; TH S 86 DEG 16' 30" E 102.06'; TH DUE S 174.26' TO POB. EXC COM NE COR TO S 01 DEG 47' 19" E 30'; TH N 89 DEG 54' 35" W 80'; TH N 01 DEG 47' 19" W 30'; TH S 89 DEG 54' 35" E 80' TO POB. 3.79 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/21/2021

MAP #:

2024 Est TCV 1,239,575 TCV/TFA: 163.02

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 09/17/2008 | 08-289 | FOUNDATION |
| ADDITION | 06/01/2007 | 07-111 | FOUNDATION |
| ADDITION | 11/03/2006 | 06-349 | FOUNDATION |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

Public Improvements

| | |
|---|---|
| | 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. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| X | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| SC | 11/02/2010 | DATA ENTER |
| LP | 10/04/2007 | INSPECTED |
| LP | 10/09/2007 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 3.790 Acres | | 7,166 | 100 | | 27,160 |
| | | | 3.79 Total Acres | | | Total Est. Land Value = | | 27,160 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Fencing: Wd, Solid, 6 ft. | 34.73 | 940 | 46 | 15,017 |
| D/W/P: Patio Blocks | 18.46 | 1500 | 94 | 26,029 |
| Pool: Concrete | 88.39 | 800 | 95 | 67,176 |
| Total Estimated Land Improvements True Cash Value = | | | | 108,222 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,580 | 606,208 | 619,788 | | | 550,527C |
| 2023 | 11,685 | 555,258 | 566,943 | | | 524,312C |
| 2022 | 11,685 | 487,660 | 499,345 | | | 499,345S |
| 2021 | 10,895 | 485,320 | 496,215 | | 496,215W | 475,177C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1976 | 2007 |

Condition: Very Good

**Room List**

| | |
|---|---|
| 5 | Basement |
| 7 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | 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 |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Hardwood
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 834 S.F.
Crawl: 0 S.F.
Slab: 3601 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1242 | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| X | Central Air |
| | Wood Furnace |

**(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) |
| 5 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| 4 | Extra Sink |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| 1 | Hot Tub |
| | Unvented Hood |
| 1 | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| 1 | Microwave |
| 1 | Standard Range |
| | Self Clean Range |
| 1 | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| 2 | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 21
Floor Area: 7,604
Total Base New : 1,421,885 E.C.F.
Total Depr Cost: 1,123,289 X 0.983
Estimated T.C.V: 1,104,193

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |
| 1245 | CPP |
| 646 | CPP |
| 168 | CPP |
| 168 | Treated Wood |
| 272 | Treated Wood |
| 180 | Treated Wood |
| 100 | Treated Wood |

**(17) Garage**

Year Built: 2008
Car Capacity: 2
Class: BC
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 3
Mech. Doors: 0
Area: 2400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls BC Blt 1976
(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = 5835 SF Floor Area = 7604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Slab | 2,644 | | |
| 2 Story | Siding | Slab | 691 | | |
| 1 Story | Siding | Slab | 266 | | |
| 1.5 Story | Siding | Basement | 834 | | |
| 1 Story | Siding | Blt-in Gar. | 1,144 | | |
| 1 Story | Siding | Blt-in Gar. | 256 | | |
| | | | Total: | 1,027,892 | 812,035 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Basement Living Area | 1242 | 65,130 | 51,453 |
| Exterior | | | |
| Stone Veneer | 400 | 18,256 | 14,422 |
| Basement, Outside Entrance, Below Grade | 1 | 3,517 | 2,778 |
| Plumbing | | | |
| 3 Fixture Bath | 4 | 26,745 | 21,129 |
| 2 Fixture Bath | 1 | 4,480 | 3,539 |
| Extra Sink | 4 | 5,510 | 4,353 |
| Separate Shower | 1 | 2,708 | 2,139 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,516 | 4,358 |
| Water Well, 150 Feet | 1 | 9,036 | 7,138 |
| Porches | | | |
| WGEP (1 Story) | 144 | 14,724 | 11,632 |
| CPP | 646 | 12,332 | 9,742 |
| CPP | 168 | 3,872 | 3,059 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-206-012-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21944 PEEPSOCK RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| GIVENS CLARK & SALLY<br>21944 PEEPSOCK RD<br>HOUGHTON MI 49931 | 2024 Est TCV 227,752 TCV/TFA: 157.72 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.30 Acres | | 13000 | 100 | | 3,900 |
| | | | 0.30 Total Acres | | | Total Est. Land Value = | | 3,900 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 784 | 84 | 5,762 |
| D/W/P: Asphalt Paving | 3.04 | 800 | 84 | 2,043 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,805 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-6-8A SEC 6 T54N R33W PART OF THE N 1/2 OF SE 1/4 OF NE 1/4 OFSEC 6 T54N R33W D/F COMMENCING AT THE E 1/4 POST OF SEC 6, TH N 0 DEG 12' 30" E 1382.30' ALONG SECTION LINE, TH N 89 DEG52' W 262.17' TO POB, TH S 120.5', TH N 89 DEG 52' W 107.52', TH N 120.5', TH S 89 DEG 52' E 107.52' TO POB. .30 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| RVB | 09/14/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,950 | 111,926 | 113,876 | | | 69,199C |
| 2023 | 1,443 | 102,268 | 103,711 | | | 65,904C |
| 2022 | 1,443 | 89,676 | 91,119 | | | 62,766C |
| 2021 | 1,800 | 94,640 | 96,440 | | | 60,761C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 1999 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1444 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 120 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| X | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| 2 | Ceramic Tile Floor |
| 1 | Ceramic Tile Wains |
| 1 | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 1,444
Total Base New : 278,206 E.C.F.
Total Depr Cost: 219,783 X 0.983
Estimated T.C.V: 216,047

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | WGEP (1 Story) |
| 48 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = 1444 SF Floor Area = 1444 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 | 772 | | |
| 1 Story | Siding | Basement | 672 | | |
| | | | Total: | 221,843 | 175,257 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 120 | 4,211 | 3,327 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,403 |
| Ceramic Tile Floor | | | 2 | 2,192 | 1,732 |
| Vent Fan | | | 1 | 247 | 195 |
| Ceramic Tile Wains | | | 1 | 2,201 | 1,739 |
| Ceramic Tub Alcove | | | 1 | 736 | 581 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,761 |
| Public Water | | | 1 | 1,462 | 1,155 |
| Public Sewer | | | 1 | 1,462 | 1,155 |
| Porches | | | | | |
| WGEP (1 Story) | | | 168 | 13,218 | 10,442 |
| Deck | | | | | |
| Treated Wood | | | 48 | 1,693 | 1,337 |
| Garages | | | | | |
| Class: C Exterior: Block Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 24,884 | 19,658 |
| Common Wall: 1.5 Wall | | | 1 | -4,281 | -3,382 |
| Door Opener | | | 1 | 535 | 423 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-206-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47691 MEADOW ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHURCH OF JESUS CHRIST<br>LATTER-DAY SAINTS<br>336 S THIRD ST E<br>SALT LAKE CITY UT 84111 | 2024 Est TCV 0 TCV/TFA: 0.00 | | | | | |

X Improved | | Vacant

Public Improvements

- 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

Tax Description

P5-6-8B SEC 6 T54N R33W PART OF THE SE 1/4 OF NE 1/4, SEC 6 T54NR33W D/F, STARTING AT THE SW COR OF THE PLAT OF PILGRIM ESTATES, TH DUE N 115' TO PLAT MONUMENT, TH N 01 DEG-47'-19" W 66.33', TH S 82 DEG 39' 50" W 89', TH N 86 DEG 15' 02" W 162.11', TH N 01 DEG 47' 19" W 164', TH N 89 DEG 44' 39" W 75', TH N 01 DEG 47' 19" W 80', TH N 89 DEG 44' 39" E 330' TO W R/W LINE OF MEADOW ST OF SD PLAT, TH S 01 DEG 47' 19" E 244.39' ALG PLAT BDRY WH IS THE W R/W OF MEADOW ST TO POB. 1.57 ACRES

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 1.57 Acres | | 0 | 100 | | 0 |
| | | | 1.57 Total Acres | | Total Est. Land Value = | | | 0 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.12 | 26420 | 94 | 77,484 |
| D/W/P: 5in Ren. Conc. | 9.00 | 3850 | 94 | 32,571 |
| Wood Frame | 25.17 | 192 | 94 | 4,543 |
| Total Estimated Land Improvements True Cash Value = | | | | 114,598 |

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

Desc. of Bldg/Section:
Calculator Occupancy: Religious Buildings - Church Sanctuaries

Class: C
Floor Area: 8,308
Gross Bldg Area: 8,308
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 16
Physical %Good: 72
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Zoned A.C. Warm & Cooled Air 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 8308
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 205.89

Adjusted Square Foot Cost for Upper Floors = 205.89

Total Floor Area: 8,308 Base Cost New of Upper Floors = 1,710,534

Reproduction/Replacement Cost = 1,710,534
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 1,231,584

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 1,051,773
Replacement Cost/Floor Area= 205.89 Est. TCV/Floor Area= 126.60

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-206-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| RIVARD SHERRY L | GRQ PROPERTIES LTD | 100,000 | 09/29/2016 | WD | 03-ARM'S LENGTH | 2016/04884 | PROPERTY TRANSFER | 100.0 |
| | | 55,000 | 08/01/1999 | WD | 03-ARM'S LENGTH | 148:13 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47731 MILL RD

Owner's Name/Address

GRQ PROPERTIES LTD
PO BOX 515
DOLLAR BAY MI 49922

Tax Description

P5-6-8D SEC 6 T54N R33W PART OF N 1/2 OF SE 1/4 OF NE 1/4 OF SEC6 T54N R33W D/F, COMM AT E 1/4 POST OF SEC 6 TH N 0 DEG 12' 30" E ALONG THE E LINE OF SEC 6, 1207.26', TH W 33.00' TO THE SE COR OF THE LOT, THE POB, TH W 105.12' ALONG THE BDY OF PILGRIM ESTATES & THE N R/W LINE OF PEEPSOCK RD, TH N 63DEG 18' - 42" W 39.17' ALONG THE BDY OF PILGRIM ESTATES & N R/W LINE OF PEEPSOCKRD, TH N 90.74', TH S 89 DEG 52' 00" E 140.51' WH IS THE W ROW OF CO RD 41 A, TH S 0 DEG 12' 30" W 108.00' ALG W ROW LINE OF CO RD 41 A TO POB. CONTAINS .27 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 151,975 TCV/TFA: 89.56

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | 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 |

| Who | When | What |
|---|---|---|
| RVB | 09/14/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.27 Acres | | 13000 | 100 | | 3,510 |
| | | | 0.27 Total Acres | | | Total Est. Land Value = | | 3,510 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,755 | 74,233 | 75,988 | | | 60,336C |
| 2023 | 1,298 | 67,763 | 69,061 | | | 57,463C |
| 2022 | 1,298 | 59,360 | 60,658 | | | 54,727C |
| 2021 | 1,620 | 59,467 | 61,087 | | | 52,979C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2 1/4

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 5 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 161 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 24
Floor Area: 1,697
Total Base New : 200,918 E.C.F.
Total Depr Cost: 151,033 X 0.983
Estimated T.C.V: 148,465

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 128 | CPP |

**(17) Garage**

Year Built: 1920
Car Capacity: 1
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 336
% Good: 61
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 1/4 Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 929 SF Floor Area = 1697 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 | 576 | | | |
| 1 Story | Siding | Slab | 161 | | | |
| 2 Story | Siding | Basement | 192 | | | |
| | | | Total: | 182,492 | 138,693 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,931 | |
| Porches | | | | | | |
| CPP | | | 128 | 2,204 | 1,675 | |
| Garages | | | | | | |
| Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 336 | 13,346 | 8,141 | *6 |
| Common Wall: 1 Wall | | | 1 | -2,261 | -1,379 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 986 | |
| Public Sewer | | | 1 | 1,298 | 986 | |
| | | | Totals: | 200,918 | 151,033 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 148,465

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

Parcel Number: 010-206-016-00 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 | 05/01/2004 | WD | 03-ARM'S LENGTH | 165:130 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 21801 PEEPSOCK RD |

| Owner's Name/Address |
|---|
| ENDRES TIMOTHY G<br>21801 PEEPSOCK RD<br>HOUGHTON MI 49931 |

| Tax Description |
|---|
| P5-6-8E<br>SEC 6 T54N R33W<br>A PARCEL OF LAND IN THE N 1/2 OF SE 1/4 OF NE 1/4 OF SEC 6 T54N R33W D/F, BEG AT THE SW COR OF LOT 39 OF PLAT OF PILGRIM ESTATES NO 2, TH S 0 DEG 11' 34" E 80', TH S 89 DEG 54' 35" E 223.38', TH N 80' TO A POINT ON S BDY OF SD PLAT, BEING SE COR OF W 1/2 OF LOT 40 OF PLAT, TH N 89 DEG 54' 35" W223.83' ALONG S BDY TO POB. .41 A. |

| Comments/Influences |
|---|
| |

| Class: RESIDENTIAL-VACANT | Zoning: |
|---|---|
| School: HOUGHTON-PORTAGE TWP SCHOOLS | |
| P.R.E. 100% 12/19/2000 | |
| MAP #: | |
| 2024 Est TCV 5,330 | |

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| Public Improvements |
|---|
| 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 |
|---|---|---|
| | | |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.41 Acres | | 13000 | 100 | | 5,330 |
| | | | 0.41 Total Acres | | Total Est. Land Value = | | | 5,330 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,665 | 0 | 2,665 | | | 1,804C |
| 2023 | 1,971 | 0 | 1,971 | | | 1,719C |
| 2022 | 1,971 | 0 | 1,971 | | | 1,638C |
| 2021 | 2,460 | 0 | 2,460 | | | 1,586C |

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

Parcel Number: 010-206-017-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| VOLIN PL | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHARTER TWP OF PORTAGE<br>47240 GREEN ACRES RD<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Tax Description

P5-6-8F SEC 6 T54N R33W A PARCEL OF LAND IN THE N 1/2 OF SE 1/4 OF NE 1/4 SEC 6 D/F, COM AT E 1/4 POST OF SEC 6, TH N 00 DEG 12' 30" E ALG E LINE OF SD SEC 660', TH N 89 DEG 52' 00"W 33' TO SE COR OF PILGRIM ESTS, TH S 89DEG 44' 39" W 627.74' TO SW COR OF SD ESTS & POB, TH S 89 DEG 44' 39" W 150', TH N 174' 06 DEG 15' 02" E 61.99', TH N 82 DEG 29' 50" E 88.9' TO W'LY BDRY OF SD ESTS, TH S 181.33' TO POB. .61 ACRES

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.61 Acres | | 0 | 100 | | 0 |
| | | | 0.61 Total Acres | | Total Est. Land Value = | | | 0 |

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

Parcel Number: 010-206-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| HUANG SHING CHENG FAMILY T | HUOTARI JEFFREY W & KRISTY | 138,000 | 05/31/2006 | WD | 03-ARM'S LENGTH | 168/1885 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47491 MILL RD

Owner's Name/Address

HUOTARI JEFFREY W & KRISTY D
47491 MILL RD
HOUGHTON MI 49931

Tax Description

P5-6-9 SEC 6 T54N R33W S 1/2 OF SE 1/4 OF NE 1/4. 20 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 718,300 TCV/TFA: 267.42

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 10/16/2006 | 06-330 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| X | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/14/2008 | DATA ENTER |
| RVB | 09/14/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.09 | 600 | 46 | 6,097 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,097 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 325,150 | 359,150 | | | 248,887C |
| 2023 | 22,000 | 306,406 | 328,406 | | | 237,036C |
| 2022 | 22,000 | 275,255 | 297,255 | | | 225,749C |
| 2021 | 22,000 | 258,748 | 280,748 | | | 218,538C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2007 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 6 | 1st Floor |
| 5 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other: Tile

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1435 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1291 | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| 2 | Extra Sink |
| | Separate Shower |
| 1 | Ceramic Tile Floor |
| 1 | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 4 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |
| 1 | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 9
Floor Area: 2,686
Total Base New : 633,765 E.C.F.
Total Depr Cost: 576,726 X 1.117
Estimated T.C.V: 644,203

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | WGEP (1 Story) |
| 237 | WGEP (1 Story) |
| 80 | CPP |
| 30 | Treated Wood |
| 80 | Treated Wood |
| 405 | Treated Wood |

**(17) Garage**

Year Built: 1985
Car Capacity: 4
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1120
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls BC Blt 2007
(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = 1435 SF Floor Area = 2686 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 | 1,239 | | |
| 1 Story | Siding | Basement | 196 | | |
| 0.5 Story | Siding | Overhang | 24 | | |
| | | | Total: | 432,482 | 393,559 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1291 | 67,700 | 61,607 |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 3,200 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 13,373 | 12,169 |
| 2 Fixture Bath | | | 1 | 4,480 | 4,077 |
| Extra Sink | | | 2 | 2,755 | 2,507 |
| Ceramic Tile Floor | | | 1 | 1,430 | 1,301 |
| Vent Fan | | | 4 | 1,418 | 1,290 |
| Ceramic Tile Wains | | | 1 | 2,668 | 2,428 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,020 |
| Public Water | | | 1 | 1,873 | 1,704 |
| Porches | | | | | |
| WGEP (1 Story) | | | 40 | 6,403 | 5,827 |
| WGEP (1 Story) | | | 237 | 20,773 | 18,903 |
| CPP | | | 80 | 2,079 | 1,892 |
| Deck | | | | | |
| Treated Wood | | | 30 | 1,393 | 1,268 |
| Treated Wood | | | 80 | 2,346 | 2,135 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-206-019-00 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: 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<br>47240 GREEN ACRES RD<br>HOUGHTON MI 49931 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 5.91 Acres | | 0 | 100 | | 0 |
| | | | 5.91 Total Acres | | Total Est. Land Value = | | | 0 |

Public Improvements

- 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

Tax Description

P5-6-10 SEC 6 T54N R33W A PARCEL OF LAND IN NE 1/4 OF NW 1/4 BEGAT 1/4 POST ON N SIDE OF SEC 6, TH S 0 DEG 32' E 519' TO A PT MARKED, TH N 72 DEG 28' 30" W 149' TO A PT MARKED, TH N 66 DEG 57' 30" W 380' TO A PT MARKED TH N 61 DEG 13' 30" W 1945' TO A PT MARKED, TH DUE N 233.6' TO A PT MARKED, TH DUE E ALONG E & W SEC LINE BET SEC 6 T54N R33W & SEC 31 T55N R33W 660' TO POB. 5.91 A.

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

Parcel Number: 010-206-020-00 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 | 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 #: | | | | | |
| STATE OF MICHIGAN<br>M T U | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG | 40 + ACRES | | 153.23 Acres | | 2100 | 100 | | 321,783 |
| | | | 153.23 Total Acres | | | Total Est. Land Value = | | 321,783 |

Public Improvements

- 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

Taxpayer's Name/Address

STATE OF MICHIGAN
M T U

Tax Description

P5-6-11 SEC 6 T54N R33W NW 1/4 EXC A PARCEL OF LAND IN NE 1/4 OF NW 1/4 D/F, COM AT 1/4 POST ON N SIDE OF SEC 6, TH S 0 DEG 32' 30" E 519', TH N 72 DEG 28' 30" W 149', TH N 66 DEG 57'30" W 380', TH N 61 DEG 13' 30" W 194.5'TH N 233.6', TH E ALONG SEC LINE BTW SEC 6 & 31 660' TO POB ALSO EXC COMM AT SW COR OF SEC 31 T55N R33W, TH N 89 DEG 31' 40" E 1199.58', TH S 00 DEG 28' 20" E 190.92' TO POB TH S 00 DEG 28' 20" E 95.67', TH N 89 DEG 31' 40" E 56.83', THS 00 DEG 28' 28" E 109', TH N 89 DEG 31' 40" E 202', TH N 00 DEG 28' 20" W 240', TH N 89 DEG 31' 40" E 163.25' TH N 00 DEG 28' 20" W 51.50', TH N 89 DEG 31' 40" E 164.75', TH N 00 DEG 28' 20" W 30.08 TO A PT ON S FNDTN WALL NOT PIER PROJECTION OF EXISTING ICE ARENA, TH S 89 DEG 31' 40" W 210' ALG S FNDTN WALL TH N 00 DEG 28' 20" W 75' M/L ALG W FNDTN WALL TO N LN OF SEC 6-54-33 TH W ALG N LN ***BALANCE OF DESCRIPTION ON FILE***

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

Parcel Number: 010-206-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| 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 BUILDING AUTHORITY<br>LANSING MI | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 3 ACRE | | | 2.72 Acres | | 8000 | 100 | | 21,760 |
| | | | 2.72 Total Acres | | Total Est. Land Value = | | | 21,760 |

Taxpayer's Name/Address

STATE BUILDING AUTHORITY
LANSING MI

Tax Description

P5-6-11A SEC 6 T54N R33W A PARCEL OF LAND IN SEC 6 D/F, COM AT SWCOR OF SEC 31 T55N R33W, TH N 89 DEG 31' 40" E 1199.58', TH S 00 DEG 28' 20" E 190.92' TO POB, TH S 00 DEG 28' 20" E 95.67', TH N 89 DEG 31' 40" E 56.83', THS 00 DEG 28' 28" E 109', TH N 89 DEG 31' 40" E 202', TH N 00 DEG 28' 20" W 240', TH N 89 DEG 31' 40" E 163.25', TH N 00 DEG 28' 20" W 51.50', TH N 89 DEG 31' 40" E 164.75', TH N 00 DEG 28' 20" W 30.08' TO A PT ON S FOUNDATION WALL--NOT PIER PROJECTION-- OF EXISTING ICE ARENA, TH S 89 DEG 31' 40" W 210' ALONG S FOUNDATION WALL TH N 00 DEG 28' 20" W 75' M/L ALONG W FOUNDATION WALL TON LINE OF SEC 6 T54N R33W, TH W ALONG SDN LINE OF SEC 6 315' M/L, TH S 00 DEG 28' 20" E 190.92', TH S 89 DEG 31' 40" W59' TO POB. 2.72 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2023 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-206-022-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAHTI TERRY & DORAN PAULA | LAHTI TERRY & DORAN PAULA | 0 | 09/15/2010 | PTA | 33-TO BE DETERMINED | | DEED | 0.0 |
| | | 1 | 12/01/1997 | WD | 03-ARM'S LENGTH | 141:859 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

LAHTI RD

Owner's Name/Address

LAHTI TERRY & DORAN PAULA ET AL
21504 LAHTI RD
HOUGHTON MI 49931

Tax Description

P5-6-12 SEC 6 T54N R33W NE 1/4 OF FRL SW 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 40.00 Acres | | 2100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 5,958C |
| 2023 | 38,000 | 0 | 38,000 | | | 5,675C |
| 2022 | 38,000 | 0 | 38,000 | | | 5,405C |
| 2021 | 38,800 | 0 | 38,800 | | | 5,233C |

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

Parcel Number: 010-206-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: COMMERCIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| PILGRIM RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>1400 TOWNSEND DR<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| 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

Tax Description

P5-6-13 SEC 6 T54N R33W FRL NW 1/4 OF FRL SW 1/4, EXCEPT COM AT W 1/4 COR OF SEC 6, TH S 00 DEG 37' 25" E ALONG THE W LINE 208.79' TO POB, TH S 00 DEG 37' 25" E ALONG THE W LINE 167', TH N 89 DEG 22' 35" E 230', TH N 00 DEG 37' 25" W 167', TH S 89 DEG 22' 35" W 230' TO POB. 38.66 A.

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 38.66 Acres | | | 0 | 100 | | 0 |
| | | 38.66 Total Acres | | | Total Est. Land Value = | | | 0 |

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

Parcel Number: 010-206-024-00 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**

47440 PILGRIM RD

**Owner's Name/Address**

BOOSE DOUGLAS R
47440 PILGRIM RD
HOUGHTON MI 49931

**Tax Description**

P5-6-13A
SEC 6 T54N R33W A PARCEL OF LAND IN NW 1/4 OF SW 1/4 SEC6 D/F, COM AT W 1/4 COR OF SEC 6, TH S 00 DEG 37' 25" E ALONG THE W LINE 208.79' TO POB, TH S 00 DEG 37' 25" E ALONG THE W LINE 167', TH N 89 DEG 22' 35" E 230', TH N 00 DEG 37' 25" W 167', TH S 89 DEG 22'35" W 230' TO POB. .88 A

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 315,336 TCV/TFA: 131.61

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 04/26/2018 | 2018-031-032 | FOUNDATION |
| ADDITION | 06/10/2013 | 13-071 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/13/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.88 Acres | | 13000 | 100 | | 11,440 |
| | | | 0.88 Total Acres | | | Total Est. Land Value = | | 11,440 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 0 | 6,499 |
| Wood Frame | 27.40 | 120 | 46 | 1,512 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,011 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,720 | 151,948 | 157,668 | | | 116,184C |
| 2023 | 4,231 | 138,699 | 142,930 | | | 110,652C |
| 2022 | 4,231 | 121,601 | 125,832 | | | 105,383C |
| 2021 | 5,280 | 121,586 | 126,866 | | | 102,017C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/4

| Yr Built | Remodeled |
|---|---|
| 1900 | 2000 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1440 S.F.
Crawl: 104 S.F.
Slab: 60 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 2,396
Total Base New : 371,609 E.C.F.
Total Depr Cost: 301,002 X 0.983
Estimated T.C.V: 295,885

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 35 | WGEP (1 Story) |
| 104 | CPP |
| 296 | WGEP (1 Story) |
| 112 | Treated Wood |

**(17) Garage**

Year Built: 2005
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 720
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 Cls C Blt 1900
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1604 SF Floor Area = 2396 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 672 | | |
| 1 Story | Siding | Crawl Space | 104 | | |
| 1 Story | Siding | Slab | 60 | | |
| 1 Story | Siding | Basement | 144 | | |
| 2 Story | Siding | Basement | 144 | | |
| 2 Story | Siding | Basement | 480 | | |
| | | Total: | | 303,203 | 245,595 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 2 Fixture Bath | 1 | 3,042 | 2,464 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | 1 | 2,629 | 2,129 |
| Porches | | | |
| WGEP (1 Story) | 35 | 5,030 | 4,074 |
| CPP | 104 | 2,048 | 1,659 |
| WGEP (1 Story) | 296 | 19,222 | 15,570 |
| Deck | | | |
| Treated Wood | 112 | 2,735 | 2,215 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 720 | 28,404 | 23,007 |
| Door Opener | 1 | 535 | 433 |
| | Totals: | 371,609 | 301,002 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-206-025-50 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. |
|---|---|---|---|---|---|---|---|---|
| DAVIS MICHAEL S & LAURI E | SHAUD ANDREW | 238,200 | 07/02/2018 | WD | 03-ARM'S LENGTH | 2018/03192 | DEED | 100.0 |
| ALLEN TRUST JANET M | DAVIS MICHAEL S & LAURI E | 221,500 | 05/24/2013 | WD | 03-ARM'S LENGTH | 2013/03295 | DEED | 100.0 |
| ALLEN CHARLES S & JANET M | ALLEN TRUST JANET M | 99 | 08/03/2011 | QC | 09-FAMILY | 2011/03792 | DEED | 0.0 |
| | | 28,000 | 07/01/2001 | WD | 03-ARM'S LENGTH | 155:195 | DEED | 0.0 |

Property Address

21244 LAHTI RD

Owner's Name/Address

SHAUD ANDREW
21244 LAHTI RD
HOUGHTON MI 49931

Tax Description

P5-6-14B SEC 6 T54N R33W PT OF THE SW 1/4 OF THE SW 1/4 COM AT THE SW CORNER OF SEC 6; TH S 89 DEG 46' 20" E ALONG THE S LINE OF SEC 6 A DISTANCE OF 1097.27' TO THE POB; THE N 00 DEG 13' 40" E 600', TH S 89 DEG 45' 07" E 200.95', TH S 00 DEG 38' 01" E 600', TH N 89 DEG 46' 20" W 210' TO POB. 2.83 A

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 282,587 TCV/TFA: 162.97

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

RVB 09/13/2010 INSPECTED
SC 11/02/2010 DATA ENTER

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.830 Acres | | 8,300 | 100 | | 23,490 |
| | | | 2.83 Total Acres | | Total Est. Land Value = | | | 23,490 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,745 | 129,549 | 141,294 | | | 122,066C |
| 2023 | 7,270 | 118,088 | 125,358 | | | 116,254C |
| 2022 | 7,270 | 103,449 | 110,719 | | | 110,719S |
| 2021 | 10,330 | 103,648 | 113,978 | | | 113,978S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2002 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Cement Fiber |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1542 S.F.
Crawl: 192 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | 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 | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 16
Floor Area: 1,734
Total Base New : 313,786 E.C.F.
Total Depr Cost: 263,578 X 0.983
Estimated T.C.V: 259,097

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | WGEP (1 Story) |

**(17) Garage**

Year Built: 2002
Car Capacity: 3
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: 936
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2002
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1734 SF Floor Area = 1734 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 192 | | |
| 1 Story | Siding | Basement | 1,542 | | |
| | | | Total: | 251,181 | 210,992 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,819 |
| Vent Fan | 2 | 495 | 416 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,999 |
| Water Well, 50 Feet | 1 | 2,629 | 2,208 |
| Porches | | | |
| WGEP (1 Story) | 120 | 10,723 | 9,007 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 936 | 34,407 | 28,902 |
| Common Wall: 1 Wall | 1 | -2,628 | -2,208 |
| Door Opener | 1 | 535 | 449 |
| Built-Ins | | | |
| Dishwasher | 1 | 762 | 640 |
| Fireplaces | | | |
| Exterior 1 Story | 1 | 6,374 | 5,354 |
| | Totals: | 313,786 | 263,578 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 259,097

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

Parcel Number: 010-206-026-00 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**

21110 LAHTI RD

**Owner's Name/Address**

JOBST JOHN W II & FEDEWA DEBORAH K
21110 LAHTI RD
HOUGHTON MI 49931

**Tax Description**

P5-6-14A SEC 6 T54N R33W A PARCEL OF LAND IN SW 1/4 OF SW 1/4 OF SEC 6 D/F, COM AT SW COR OF SW 1/4 OF SW 1/4, TH N 44 DEG 48' 59" E 46.31' TO INTERSECTION OF N R/W LINE OF CO RD P101A & THE E R/W LINE OF CO RD P101 SD POB, TH S 89 DEG 46' 20" E 1064.76', TH N 00 DEG 13' 40" E 567', TH N 89 DEG 46'20" W 1073.19' TH S 00 DEG 37' 25" E 567' TO POB. 13.91 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 371,301 TCV/TFA: 148.76

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/02/2009 | DATA ENTER |
| RVB | 09/13/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 13.910 | Acres | 3,910 | 100 | | 54,384 |
| | | | 13.91 | Total Acres | | Total Est. Land Value = | | 54,384 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 27,192 | 158,459 | 185,651 | | | 139,472C |
| 2023 | 19,910 | 144,546 | 164,456 | | | 132,831C |
| 2022 | 19,910 | 126,627 | 146,537 | | | 126,506C |
| 2021 | 20,564 | 126,870 | 147,434 | | | 122,465C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 1977 | 2002 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 6 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | X | Large |
| X | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| X | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Other |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Hardwood
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | |
|---|---|
| X | Wood |

**(7) Excavation**

Basement: 582 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 486 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 2 | 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 |
| | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |
| 1 | Raised Hearth |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: B
Effec. Age: 21
Floor Area: 2,496
Total Base New : 408,100 E.C.F.
Total Depr Cost: 322,398 X 0.983
Estimated T.C.V: 316,917

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 520 | Treated Wood |
| 96 | Wood Balcony |

**(17) Garage**

Year Built:
Car Capacity:
Class: B
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 3
Mech. Doors: 0
Area: 804
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls B Blt 1977
(11) Heating System: Forced Hot Water
Ground Area = 1386 SF Floor Area = 2496 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 | 306 | | |
| 1 Story | Siding | Basement | 180 | | |
| 2 Story | Siding | Blt-in Gar. | 414 | | |
| 2 Story | Siding | Blt-in Gar. | 390 | | |
| 1 Story | Siding | Basement | 96 | | |
| | | | Total: | 281,792 | 222,617 |

| | | | |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Basement Living Area | 486 | 27,819 | 21,977 |
| Basement, Outside Entrance, Above Grade | 1 | 2,641 | 2,086 |
| Plumbing | | | |
| 3 Fixture Bath | 1 | 10,230 | 8,082 |
| Ceramic Tile Floor | 1 | 1,786 | 1,411 |
| Vent Fan | 2 | 856 | 676 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,984 | 4,727 |
| Water Well, 50 Feet | 1 | 3,023 | 2,388 |
| Deck | | | |
| Treated Wood | 520 | 8,393 | 6,630 |
| Balcony | | | |
| Wood Balcony | 96 | 5,214 | 4,119 |
| Garages | | | |
| Class: B Exterior: Block Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 804 | 47,444 | 37,481 |
| Common Wall: 2 Wall | 1 | -7,216 | -5,701 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-206-027-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAHTI TERRY & DORAN PAULA | LAHTI TERRY & DORAN PAULA | 0 | 12/16/2010 | QC | 09-FAMILY | 2010/6594 | DEED | 0.0 |
| LAHTI TERRY & DORAN PAULA | LAHTI TERRY & DORAN PAULA | 0 | 09/15/2010 | PTA | 33-TO BE DETERMINED | | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

LAHTI RD

Owner's Name/Address

LAHTI TERRY & DORAN PAULA ET AL
21504 LAHTI RD
HOUGHTON MI 49931

Tax Description

P5-6-15 SEC 6 T54N R33W N 1/2 OF SE 1/4 OF SW 1/4, ALSO SE 1/4 OF SE 1/4 OF SW 1/4, ALSO COM 660' W OF S 1/4 COR; TH W 50', TH N 622.29', TH W 210', TH S 349.84', TH W 159.88', TH S 272.45', TH W 30', TH N 626.23', TH W 210.11', TH N 33.67', TH E 660', TH S 660' TO POB; EXC P5-6-15C. 31.47 A. M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 78,675

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/13/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 32 ACRES | | | 31.47 Acres | | 2500 | 100 | | 78,675 |
| | | | 31.47 Total Acres | | Total Est. Land Value = | | | 78,675 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 39,338 | 0 | 39,338 | | | 5,717C |
| 2023 | 31,470 | 0 | 31,470 | | | 5,445C |
| 2022 | 31,470 | 0 | 31,470 | | | 5,186C |
| 2021 | 31,470 | 0 | 31,470 | | | 5,021C |

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

Parcel Number: 010-206-027-25 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 |
|---|---|---|---|---|---|---|
| 21145 RIVENDELL TR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| NORTHEY JACOB & BRITA<br>21145 RIVENDELL TR<br>HOUGHTON MI 49931 | 2024 Est TCV 10,660 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.82 Acres | | 13000 | 100 | | 10,660 |
| | | | 0.82 Total Acres | | Total Est. Land Value = | | | 10,660 |

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | 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 |

Tax Description

P5-6-15C
SEC 6 T54N R33W
PRT OF SE 1/4 OF SW 1/4;
COM @ SW COR; THN 00 DEG 37'25" W 1316.64'; TH S 89 DEG 46'36" E 1306.38 TO IP & POB;
TH N 89 DE46'36" E 100';
TH S 00 DEG 38'44" E 358.19' M/L;
TH N 86 DEG 46'36" W 100';
TH N 00 DEG 38'44" W 358.19' TO POB.
0.82 A M/L

Comments/Influences

| Who | When | What |
|---|---|---|

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,330 | 0 | 5,330 | | | 1,790C |
| 2023 | 3,942 | 0 | 3,942 | | | 1,705C |
| 2022 | 3,942 | 0 | 3,942 | | | 1,624C |
| 2021 | 4,920 | 0 | 4,920 | | | 1,573C |

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

Parcel Number: 010-206-027-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 800 | 11/01/2001 | WD | 03-ARM'S LENGTH | 156:353 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21160 RIVENDELL TR

Owner's Name/Address

TRUSOCK BRUCE J & KAREN L
21160 RIVENDELL TR
HOUGHTON MI 49931

Tax Description

P5-6-15C1 SEC 6 T54N R33W PRT OF SE 1/4 OF SW 1/4; COM @ SW COR THN 00 DEG 37'25" W 1316.64 ALG SEC LN TO NW COR OF SW 1/4 OF SW 1/4; TH S 89 DEG 46'36" E 1306.38' TO NE COR OF SW 1/4 OFSW 1/4; TH N 89 DEG 46'34" 100'; TH S 00DEG 38'44" E 358.19' TO POB;
TH S 00 DEG 38'44" 331.85';
TH N 86 DEG 46'36" W 100';
TH N 00 DEG 38'44" W 331.85';
TH N89 DEG 46'36" E 100' TO POB. .76 AC

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 9,880

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.76 Acres | | 13000 | 100 | | 9,880 |
| | | | 0.76 Total Acres | | Total Est. Land Value = | | | 9,880 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,940 | 0 | 4,940 | | | 655C |
| 2023 | 3,654 | 0 | 3,654 | | | 624C |
| 2022 | 3,654 | 0 | 3,654 | | | 595C |
| 2021 | 4,560 | 0 | 4,560 | | | 576C |

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

Parcel Number: 010-206-028-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21264 LAHTI RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | ADDITION | 05/18/1992 | 92-249 | FOUNDATION |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BECIA RUTH<br>21264 LAHTI RD<br>HOUGHTON MI 49931 | 2024 Est TCV 235,443 TCV/TFA: 150.93 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Gazeboo(s): Standard | 8,498.44 | 1 | 76 | 6,458 |
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Wood Frame | 24.46 | 192 | 46 | 2,160 |
| Wood Frame | 31.62 | 80 | 46 | 1,164 |
| Total Estimated Land Improvements True Cash Value = | | | | 14,331 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-6-15A SEC 6 T54N R33W A PARCEL OF LAND IN THE SE 1/4 OF SW 1/4D/F COM AT S 1/4 COR, TH N 89 DEG 46' 20" W 1099.88' TO POB, TH N 00 DEG 37' 25" W 626.33', TH N 89 DEG 46' 20" W 210.11' TO W LINE OF SE 1/4 OF SW 1/4, TH S 00 DEG 38' 01" E 626.34' TO SW COR OF SE 1/4 SW 1/4, TH S 89 DEG 46' 20" E 210.00' TO POB. 3 A. 168/25

Comments/Influences

| Who | When | What |
|---|---|---|
| RVB | 09/13/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,000 | 105,722 | 117,722 | | | 39,987C |
| 2023 | 10,500 | 96,865 | 107,365 | | | 38,083C |
| 2022 | 10,500 | 85,019 | 95,519 | | | 36,270C |
| 2021 | 8,501 | 84,748 | 93,249 | | | 35,112C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1963 | 1992 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1492 S.F.
Crawl: 0 S.F.
Slab: 68 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 29
Floor Area: 1,560
Total Base New : 282,425 E.C.F.
Total Depr Cost: 200,521 X 0.983
Estimated T.C.V: 197,112

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 216 | WGEP (1 Story) |
| 45 | WGEP (1 Story) |
| 192 | Treated Wood |

**(17) Garage**

Year Built: 1963
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: 512
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1963
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1560 SF Floor Area = 1560 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 | 40 | | |
| 1 Story | Siding | Basement | 1,492 | | |
| 1 Story | Siding | Slab | 28 | | |
| | | | Total: | 217,146 | 154,173 |
| Other Additions/Adjustments | | | | | |
| Exterior | | | | | |
| Stone Veneer | | | 58 | 2,155 | 1,530 |
| Plumbing | | | | | |
| 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) | | | 216 | 15,634 | 11,100 |
| WGEP (1 Story) | | | 45 | 5,689 | 4,039 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,942 | 2,799 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 512 | 22,436 | 15,930 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,866 |
| Door Opener | | | 1 | 535 | 380 |
| Fireplaces | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-206-029-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21356 LAHTI RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SIIRA MELVIN S & SHIRLEY J<br>5427 E 33 PL<br>YUMA AZ 85365 | 2024 Est TCV 41,897 TCV/TFA: 37.41 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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

P5-6-15B SEC 6 T54N R33W PRT SE 1/4 OF SW 1/4, COM N 89 DEG 48' W 710' FROM S 1/4 COR BEING POB; TH N 89 DEG 48' W 125'; TH N 00 DEG 12' E 348.48TH S 89 DEG 48' E 125'; TH S 00 DEG 12' W 348.48' TO POB . 1 AC M/L

Comments/Influences

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/13/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,500 | 14,449 | 20,949 | | | 8,795C |
| 2023 | 4,808 | 13,017 | 17,825 | | | 8,377C |
| 2022 | 4,808 | 11,401 | 16,209 | | | 7,979C |
| 2021 | 6,000 | 11,425 | 17,425 | | | 7,725C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1969 | 1995 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 448 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 35
Floor Area:
Total Base New : 83,991 E.C.F.
Total Depr Cost: 29,397 X 0.983
Estimated T.C.V: 28,897

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1969
(11) Heating System: Wall Furnace
Ground Area = 1120 SF Floor Area = 1120 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 | | |
| Addition | Siding | Crawl | 448 | | |
| | | | Total: | 75,616 | 26,466 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 1,666 |
| Deck | | | | | |
| Treated Wood | | | 168 | 3,614 | 1,265 |
| | | | Totals: | 83,991 | 29,397 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,897

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

Parcel Number: 010-206-029-25 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. |
|---|---|---|---|---|---|---|---|---|
| WHEELER ROBERT J & BARBARA | WHEELER ROBERT J | 0 | 08/12/2013 | QC | 03-ARM'S LENGTH | 2013/05048 | DEED | 0.0 |
| | | 125,000 | 11/01/1998 | WD | 03-ARM'S LENGTH | 146:3 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21304 LAHTI RD

Owner's Name/Address

WHEELER ROBERT J
WHEELER ANNIKA, TOBIN & LEANDER; LB
21304 LAHTI RD
HOUGHTON MI 49931

Tax Description

P5-6-15B1 SEC 6 T54N R33W PRT OF SE 1/4 OF SW 1/4 COM @ S 1/4 COR;TH W 710' TO POB; TH N 622,29'; TH W 210 TH S 349.84'; TH W 159.88'; TH S 272.45'TH E 369.88' TO POB;
EXC COM @ PT N 89 DEG 48' W 710' FROM S 1/4 COR; TH N 89 DEG 48' W 125' TH N 00 DEG 12' E 348.48' TH S 89 DEG 48' E 125'; TH S 00 DEG 12' W 348.48' TO POB. 2.95 AC M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/20/1999

MAP #:

2024 Est TCV 272,333 TCV/TFA: 103.55

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 11/04/2003 | 03-1025 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/13/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 244.00 | 270.00 | 1.0000 | 1.3416 | 98 | 100 | | 32,081 |
| RATE 1 | | | | 1.438 Acres | 12,086 | 100 | | 17,380 |
| 244 Actual Front Feet, 2.95 Total Acres | | | | | | | Total Est. Land Value = | 49,461 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Gazeboo(s): Standard | 8,498.44 | 1 | 66 | 5,609 |
| Wood Frame | 28.22 | 100 | 46 | 1,298 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,907 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,731 | 111,436 | 136,167 | | | 110,193C |
| 2023 | 21,318 | 101,995 | 123,313 | | | 104,946C |
| 2022 | 9,550 | 118,005 | 127,555 | | | 99,949C |
| 2021 | 10,450 | 118,018 | 128,468 | | | 96,757C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 196 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 31
Floor Area: 2,630
Total Base New : 318,406 E.C.F.
Total Depr Cost: 219,700 X 0.983
Estimated T.C.V: 215,965

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 240 | Treated Wood |
| 84 | Treated Wood |

**(17) Garage**

Year Built: 1980
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: 192

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1568 SF Floor Area = 2630 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Bi-Level | Siding | Bi-Lev. 80% | 608 | | |
| 1 Story | Siding | Basement | 98 | | |
| 1 Story | Siding | Basement | 98 | | |
| Bi-Level | Siding | Bi-Lev. 80% | 720 | | |
| 1 Story | Siding | Overhang | 44 | | |
| | | Total: | | 263,626 | 181,902 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,137 |
| 2 Fixture Bath | 1 | 3,042 | 2,099 |
| Extra Sink | 1 | 929 | 641 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | 1 | 2,629 | 1,814 |
| Deck | | | |
| Treated Wood | 240 | 4,572 | 3,155 |
| Treated Wood | 84 | 2,281 | 1,574 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 768 | 29,660 | 20,465 |
| Door Opener | 2 | 1,070 | 738 |
| No Concrete Floor | 192 | -1,248 | -861 |
| Fireplaces | | | |
| Prefab 1 Story | 1 | 2,537 | 1,751 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-206-031-00 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: COMMERCIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46789 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>PORTAGE LK GOLF COURSE<br>1400 TOWNSEND DR<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 40.00 Acres | | | 0 | 100 | | 0 |
| | | 40.00 Total Acres | | | Total Est. Land Value = | | | 0 |

Tax Description

P5-6-16 SEC 6 T54N R33W NE 1/4 OF SE 1/4. 40 A.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

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

Parcel Number: 010-206-032-00 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. |
|---|---|---|---|---|---|---|---|---|
| TARSI JIM M & MADACEY JOHN | OLD US 41, INC | 0 | 10/30/2008 | WD | 03-ARM'S LENGTH | 2008/06444 | DEED | 100.0 |
| TARSI JIM | TARSI JIM M & MADACEY JOHN | 1 | 01/22/2007 | WD | 03-ARM'S LENGTH | 2008/00409 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

LAHTI RD OFF

Owner's Name/Address

RIVER TRAILS LLC
41599 HALF MOON BEACH RD
CHASSELL MI 49916

Tax Description

P5-6-16A
SEC 6 T54N R33W
SE 1/4 OF SE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/13/2010 | INSPECTED |
| SC | 11/02/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 39,900C |
| 2023 | 38,000 | 0 | 38,000 | | | 38,000S |
| 2022 | 38,000 | 0 | 38,000 | | | 23,054C |
| 2021 | 38,800 | 0 | 38,800 | | | 22,318C |

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

Parcel Number: 010-206-033-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAHTI TERRY & DORAN PAULA | LAHTI TERRY & DORAN PAULA | 0 | 09/15/2010 | PTA | 33-TO BE DETERMINED | | DEED | 0.0 |
| | | 1 | 12/01/1997 | WD | 03-ARM'S LENGTH | 141:860 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
21504 LAHTI RD

Owner's Name/Address
LAHTI TERRY & DORAN PAULA ET AL
21504 LAHTI RD
HOUGHTON MI 49931

Tax Description
P5-6-17 SEC 6 T54N R33W W 1/2 OF SE 1/4. 80 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 326,634 TCV/TFA: 158.25

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 05/30/2018 | 2018-010-027 | FOUNDATION |
| ADDITION | 09/02/2008 | 08-266 | PART COMPL |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 09/26/2008 | DATA ENTER |
| LP | 10/29/2008 | INSPECTED |
| RVB | 09/13/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 80.00 Acres | | 2100 | 100 | | 168,000 |
| | | | 80.00 Total Acres | | | Total Est. Land Value = | | 168,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 5,204.57 | 1 | 70 | 3,643 |
| Wood Frame | 20.96 | 256 | 46 | 2,468 |
| Wood Frame | 19.65 | 600 | 46 | 5,423 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,534 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 84,000 | 79,317 | 163,317 | | | 92,536C |
| 2023 | 76,000 | 73,081 | 149,081 | | | 88,130C |
| 2022 | 76,000 | 64,135 | 140,135 | | | 83,934C |
| 2021 | 77,600 | 63,760 | 141,360 | | | 81,253C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1914 | 2008 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1120 S.F.
Crawl: 0 S.F.
Slab: 84 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 2 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. | |
| | | | Coal | | Steam | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 52
Floor Area: 2,064
Total Base New : 274,065 E.C.F.
Total Depr Cost: 131,553 X 0.983
Estimated T.C.V: 129,317

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |
| 84 | WSEP (2 Story) |
| 40 | WGEP (1 Story) |
| 60 | Treated Wood |

**(17) Garage**

Year Built: 1914
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: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1914
(11) Heating System: Forced Hot Water
Ground Area = 1204 SF Floor Area = 2064 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 | 600 | | |
| 1.5 Story | Siding | Basement | 520 | | |
| 1 Story | Siding | Slab | 84 | | |
| | | | Total: | 223,611 | 107,335 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 2 | 4,229 | 2,030 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,220 |
| Extra Sink | | | 1 | 762 | 366 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,137 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,214 |
| Porches | | | | | |
| WGEP (1 Story) | | | 48 | 5,340 | 2,563 |
| WSEP (2 Story) | | | 84 | 7,369 | 3,537 |
| WGEP (1 Story) | | | 40 | 4,961 | 2,381 |
| Deck | | | | | |
| Treated Wood | | | 60 | 1,872 | 899 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 432 | 17,906 | 8,595 |
| Common Wall: 1 Wall | | | 1 | -2,458 | -1,180 |
| Door Opener | | | 2 | 949 | 456 |
| | | | Totals: | 274,065 | 131,553 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 5
Floor Area: 0
Total Base New : 16,727 E.C.F.
Total Depr Cost: 15,891 X 0.983
Estimated T.C.V: 15,621

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 326
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=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 | | | 326 | 16,727 | 15,891 |
| | | | Totals: | 16,727 | 15,891 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 15,621

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Equestrian Lean-Tos | | | | |
| Year Built | 1935 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Cheap | | | | |
| # of Walls, Perimeter | 4 Wall, 100 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 20 x 30 = 600 | | | | |
| Cost New | $ 4,782 | | | | |
| Phy./Func./Econ. %Good | 46/100/100 46.0 | | | | |
| Depreciated Cost | $ 2,200 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 46 | | | | |
| Est. True Cash Value | $ 2,162 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 2162 / All Cards: 2162 | | | | | |

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

Parcel Number: 010-206-034-00 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 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:572 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

DNR STATE OF MICHIGAN
PO BOX 30448
LANSING MI 48909-7948

Taxpayer's Name/Address

DNR STATE OF MICHIGAN
PO BOX 30448
LANSING MI 48909-7948

Tax Description

P5-6-18 SEC. 6 T54N R33W A STRIP OF SOO LINE RR ROW 450' M/L BY 100' M/L IN THE NE 1/4 OF NE 1/4 OF SEC. 6. 1.03 A M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 1.03 Acres | | 0 | 100 | | 0 |
| | | | 1.03 Total Acres | | Total Est. Land Value = | | | 0 |

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

Parcel Number: 010-207-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| TARSI JIM M & MADACEY JOHN | OLD US 41, INC | 0 | 10/30/2008 | WD | 03-ARM'S LENGTH | 2008/06444 | DEED | 100.0 |
| TARSI JIM | TARSI JIM M & MADACEY JOHN | 1 | 01/22/2007 | WD | 03-ARM'S LENGTH | 2008/00409 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

RIVER TRAILS LLC
41599 HALF MOON BEACH RD
CHASSELL MI 49916

Tax Description

P5-7-1
SEC 7 T54N R33W
NE 1/4 OF NE 1/4. 40 A.
AND AN ACCESS EASEMENT SEE LIBER 22 P 71

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 39,900C |
| 2023 | 38,000 | 0 | 38,000 | | | 38,000S |
| 2022 | 38,000 | 0 | 38,000 | | | 23,054C |
| 2021 | 38,800 | 0 | 38,800 | | | 22,318C |

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

Parcel Number: 010-207-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| DAAVETTILA A DONALD TRUST | DAAVETTILA WILLIAM I | 230,000 | 12/03/2019 | WD | 03-ARM'S LENGTH | 2019/06331 | PROPERTY TRANSFER | 100.0 |
| DAAVETTILA DONALD A & CHAR | DAAVETTILA DONALD A | 0 | 08/03/2009 | QC | 21-NOT USED/OTHER | 2009/07231 | DEED | 0.0 |
| | | 20,000 | 08/01/1994 | WD | 03-ARM'S LENGTH | 127:567 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46880 LAHTI RD

Owner's Name/Address

DAAVETTILA WILLIAM I
1693 PEAVY RD
HOWELL MI 48843

Tax Description

P5-7-2 SEC 7 T54N R33W S 1/2 OF NW 1/4 OF NE 1/4 20 AC

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 276,984 TCV/TFA: 190.24

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 04/20/2005 | 05-024 | COMPLETE |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 19 ACRE | | | 20.00 Acres | | 3450 | 100 | | 69,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 69,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,500 | 103,992 | 138,492 | | | 110,660C |
| 2023 | 24,000 | 95,351 | 119,351 | | | 105,391C |
| 2022 | 24,000 | 84,437 | 108,437 | | | 100,373C |
| 2021 | 22,000 | 85,262 | 107,262 | | | 97,167C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1994 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 224 S.F.
Crawl: 0 S.F.
Slab: 1232 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 17
Floor Area: 1,456
Total Base New : 254,917 E.C.F.
Total Depr Cost: 211,581 X 0.983
Estimated T.C.V: 207,984

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 116 | Treated Wood |

**(17) Garage**

Year Built: 1994
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: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1994
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1456 SF Floor Area = 1456 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 | 224 | | |
| 1 Story | Siding | Slab | 1,008 | | |
| 1 Story | Siding | Slab | 224 | | |
| | | | Total: | 197,433 | 163,869 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,952 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,182 |
| Deck | | | | | |
| Treated Wood | | | 116 | 2,811 | 2,333 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 528 | 22,899 | 19,006 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,181 |
| Door Opener | | | 1 | 535 | 444 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,957 | 2,454 |
| Solar Room | | | 224 | 23,520 | 19,522 |
| | | | Totals: | 254,917 | 211,581 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 207,984

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

Parcel Number: 010-207-002-50 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. |
|---|---|---|---|---|---|---|---|---|
| REO ACQUISITION VEHICLE LL | HUGHES LENNON & DAVID | 47,000 | 12/02/2014 | CD | 03-ARM'S LENGTH | 2015/00113 | DEED | 100.0 |
| LAHTI EDWIN R & SHERRY L | REO ACQUISITION VEHICLE LI | 93,500 | 07/25/2013 | SD | 10-FORECLOSURE | 2013/04401 | DEED | 100.0 |
| | | 1 | 02/01/1999 | WD | 03-ARM'S LENGTH | 146:487 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46956 LAHTI RD

Owner's Name/Address

HUGHES LENNON & DAVID
50239 HIGHWAY M-203
HANCOCK MI 49930

Tax Description

P5-7-2A SEC 7 T54N R33W; A PARCEL IN PART OF THE N 1/2 OF THE NW 1/4 OF NE 1/4, COM AT THE NORTH QUARTER CORNER OF SEC 7; TH S 00 DEG 02' 47" W ALONG THE N-S QUARTER LINE OF SAID SEC 280' TO THE POB; TH S 89 DEG 46' 36" E PARALLEL TO THE N LINE OF SAID SEC 573'; TH S 00 DEG 02' 47" W 380.83' TO THE SOUTH LINE OF THE N 1/2 OF THE NW 1/4 OF THE NE 1/4; TH N 89 DEG 44' 18" W 573.00' TO SAID N-S QUARTER LINE; TH N 00 DEG 02' 47" E 380.44' TO THE POB. SUBJECT TO LAHTI RD ROW. 5.42 A. M/L
OLD LEGAL DESCRIPTION - CORRECTED WITH SALE IN 2013:
P5-7-2A 20 A. SEC 7 T54N R33W N 1/2 OF NW 1/4 OF NE 1/4. EXCEPT
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 188,357 TCV/TFA: 42.61

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 03/22/2022 | 2022-999-055 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 5.420 Acres | | 5,864 | 100 | | 31,785 |
| | | | 5.42 Total Acres | | Total Est. Land Value = | | | 31,785 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,893 | 78,286 | 94,179 | | | 66,264C |
| 2023 | 12,815 | 71,901 | 84,716 | | | 63,109C |
| 2022 | 12,815 | 57,215 | 70,030 | 70,030M | | 60,104C |
| 2021 | 11,908 | 56,299 | 68,207 | | | 58,184C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 416 S.F.
Crawl: 559 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. | |
| | | | Coal | | Steam | |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 59
Floor Area: 975
Total Base New : 186,336 E.C.F.
Total Depr Cost: 81,591 X 0.983
Estimated T.C.V: 80,204

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WGEP (1 Story) |
| 96 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1953
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: 216
% Good: 41
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 975 SF Floor Area = 975 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 | 416 | | | |
| 1 Story | Siding | Basement | 416 | | | |
| 1 Story | Siding | Crawl Space | 143 | | | |
| | | | Total: | 122,847 | 55,281 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,004 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,138 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 96 | 8,424 | 3,454 | *4 |
| WGEP (1 Story) | | | 24 | 2,109 | 865 | *4 |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Common Wall: 1 Wall | | | 1 | -2,458 | -1,008 | |
| Base Cost | | | 216 | 10,802 | 4,429 | *4 |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 480 | 19,219 | 7,880 | *4 |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 450 | 18,410 | 7,548 | *4 |
| | | | Totals: | 186,336 | 81,591 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 80,204

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Storage

Class: S
Floor Area: 1,728
Gross Bldg Area: 3,828
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 27
Physical %Good: 44
Func. %Good : 70
Economic %Good: 70

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1728
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 72.61

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 72.61

Total Floor Area: 1,728 Base Cost New of Upper Floors = 125,470

Reproduction/Replacement Cost = 125,470
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /80 /70 /70 /17.2
Total Depreciated Cost = 21,641
Weighting Factor (%): 90.00 Contribution to Total Building Cost = 19,477

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 19,146
Replacement Cost/Floor Area= 72.61 Est. TCV/Floor Area= 11.08

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Storage

Class: S
Floor Area: 2,100
Gross Bldg Area: 3,828
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 27
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 2100
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 70.00

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 70.00

Total Floor Area: 2,100 Base Cost New of Upper Floors = 147,000

Reproduction/Replacement Cost = 147,000
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 64,680
Weighting Factor (%): 90.00 Contribution to Total Building Cost = 58,212

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 2 = 57,222
Replacement Cost/Floor Area= 70.00 Est. TCV/Floor Area= 27.25

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-207-002-55 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. |
|---|---|---|---|---|---|---|---|---|
| LUBINSKI JAN A & JACK A | RIVER TRAILS LLC | 400,000 | 09/01/2022 | LC | 20-MULTI PARCEL SALE REF | 2022/05052 | DEED | 100.0 |
| CANAL CROSSINGS LLC | LUBINSKI JAN A & JACK A | 59,500 | 03/23/2018 | WD | 03-ARM'S LENGTH | 2018/01747 | DEED | 100.0 |
| LAHTI EDWIN | CANAL CROSSINGS LLC | 37,500 | 11/01/2004 | WD | 03-ARM'S LENGTH | 166:874 | DEED | 0.0 |
| | | | | | | | | |

Property Address

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 56,472

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Owner's Name/Address

RIVER TRAILS LLC
41599 HALF MOON BEACH RD
CHASSELL MI 49916

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 14.780 | Acres | 3,821 | 100 | | 56,472 |
| | | | 14.78 | Total Acres | Total Est. Land Value = | | | 56,472 |

Tax Description

P5-7-2A1 SEC 7 T54N R33W BEG @ N 1/4 COR OF SD SEC 7,
TH S 89 DEG46'36"E, ALG TH N LN OF SD SEC 1303.59' TO NE COR OF SD N 1/2 OF NW 1/4 OF NE1/4;
TH S 0 DEG 0'28"W ALG TH E LN OF SD N 1/2 OF NW 1/4 OF NE 1/4, 661.32' TO S LNOF SD N 1/2 OF NW 1/4 OF NE 1/4 731.04';
TH N 00 DEG 02'47"E PAR TO N/S 1/4 LN, 380.83;
TH N 89 DEG 46'36"W, PAR TO N LN OF SD SEC, 573' TO N/S 1/4 LN;
TH N 0 DEG 02'47"E, ALG N/S 1/4 LN 280' TO POB. 14.78 AC M/L 166/874
SPLIT FROM 010-207-002-50 FOR 2004

Comments/Influences

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,236 | 0 | 28,236 | | | 21,819C |
| 2023 | 20,780 | 0 | 20,780 | | | 20,780S |
| 2022 | 20,780 | 0 | 20,780 | | | 17,351C |
| 2021 | 20,912 | 0 | 20,912 | | | 16,797C |

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

Parcel Number: 010-207-003-00 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-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46751 LAHTI RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 50% 03/31/2005 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PETERSON BETTY J TST<br>46751 LAHTI RD<br>HOUGHTON MI 49931 | 2024 Est TCV 294,876 TCV/TFA: 106.45 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 71.97 Acres | | 2100 | 100 | | 151,137 |
| | | | 71.97 Total Acres | | Total Est. Land Value = | | | 151,137 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-7-3 SEC 7 T54N R33W SW 1/4 OF NE 1/4 EXCEPT MAP CODE P5-7-3A BELONGING TO PETERSON-LAHTI INC ALSO PRT OF NW 1/4; COM @ N 1/4 COR; TH S 1760' TO POB; TH W 400'; TH S 340'; THE 400'; TH S TO CNTR SEC; TH W 1320'; THN 1520' M/L TO SW COR OF WHEELER PAR; TH E 1320' TO E LN OF NW 1/4; TH S TO POB CONT: 71.97 AC M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 75,569 | 71,869 | 147,438 | | | 46,860C |
| 2023 | 68,372 | 65,536 | 133,908 | | | 44,629C |
| 2022 | 68,372 | 57,312 | 125,684 | | | 42,504C |
| 2021 | 69,811 | 56,283 | 126,094 | | | 41,147C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1900 | 1980 |

Condition: Fair

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| X | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Laminate

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 801 S.F.
Crawl: 304 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | X | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 59
Floor Area: 1,278
Total Base New : 175,219 E.C.F.
Total Depr Cost: 41,470 X 0.983
Estimated T.C.V: 40,765

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 252 | CPP |
| 72 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1105 SF Floor Area = 1278 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/40/100/100/18
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 693 | | | *6 |
| 1 Story | Siding | Crawl Space | 54 | | | *6 |
| 1 Story | Siding | Basement | 108 | | | *6 |
| 1 Story | Siding | Crawl Space | 250 | | | *6 |
| | | Total: | | 151,964 | 35,795 | |
| Other Additions/Adjustments | | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 516 | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 922 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 1,087 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 617 | |
| Porches | | | | | | |
| CPP | | | 252 | 3,732 | 911 | *6 |
| Deck | | | | | | |
| Treated Wood | | | 72 | 2,048 | 500 | *6 |
| Fireplaces | | | | | | |
| Interior 1 Story | | | 1 | 4,600 | 1,122 | |
| | | Totals: | | 175,219 | 41,470 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 40,765

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1963 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1492 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | X | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 29
Floor Area: 1,492
Total Base New : 245,967 E.C.F.
Total Depr Cost: 87,319 X 0.983
Estimated T.C.V: 85,835

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1963
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: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 1963
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1492 SF Floor Area = 1492 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/50/100/100/35.5
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,492 | | |
| | | | Total: | 210,018 | 74,557 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 1,690 |
| Water Well, 50 Feet | | | 1 | 2,629 | 933 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 8,619 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -933 |
| Door Opener | | | 1 | 535 | 190 |
| Fireplaces | | | | | |
| Exterior 1 Story | | | 1 | 6,374 | 2,263 |
| | | | Totals: | 245,967 | 87,319 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 85,835

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Arenas | Arenas | | | |
| Year Built | 1900 | 1963 | | | |
| Class/Construction | D,Pole | D,Pole | | | |
| Quality/Exterior | Cheap | Cheap | | | |
| # of Walls, Perimeter | 4 Wall, 248 | 4 Wall, 200 | | | |
| Height | 16 | 12 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 88 x 36 = 3168 | 60 x 40 = 2400 | | | |
| Cost New | $ 39,442 | $ 28,080 | | | |
| Phy./Func./Econ. %Good | 20/100/100 20.0 | 34/100/100 34.0 | | | |
| Depreciated Cost | $ 7,888 | $ 9,547 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | X 0.983 | | | |
| % Good | 20 | 34 | | | |
| Est. True Cash Value | $ 7,754 | $ 9,385 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 17139 / All Cards: 17139 | | | | | |

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

Parcel Number: 010-207-003-10 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. |
|---|---|---|---|---|---|---|---|---|
| MILLER GEORGETTE D | HOUGHTON COUNTY TREASURER | 0 | 02/09/2011 | SD | 10-FORECLOSURE | 2010/01361 | DEED | 100.0 |
| CURRIE BRYAN DOUGLAS | ST VINCENT DE PAUL SOCIETY | 0 | 01/10/2007 | QC | 03-ARM'S LENGTH | 2007/00323 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46730 LAHTI RD

Owner's Name/Address

HOUGHTON COUNTY TREASURER
401 E HOUGHTON AVENUE
HOUGHTON MI 49931

Tax Description

P5-7-3A SEC 7 T54N R33W PT OF LAND IN THE SW 1/4 OF NE 1/4 OF SEC 7 D/F; COM AT THE N 1/4 COR; TH S ALONG N/S 1/4 LINE 1760' TO POB; TH E 700'; TH S 680'; TH W 700'; TH N 680' TO POB CONT 10.93 ACRES M/L
AND
P5-7-5 SEC 7 T54N R33W PRT OF SE 1/4 OF NW 1/4; COM @ N 1/4 CORTH S 1760' TO POB; TH W 400'; TH S 340'; TH E 400'; TH N 340' TO POB. 3.12 A M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 14.050 Acres | | 3,895 | 100 | | 54,720 |
| | | | 14.05 Total Acres | | Total Est. Land Value = | | | 54,720 |

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Storage

Class: C
Floor Area: 900
Gross Bldg Area: 900
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 27
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

1990 Year Built Remodeled

12 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 900
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0
Overall Building Height: 12

Base Rate for Upper Floors = 96.06

Adjusted Square Foot Cost for Upper Floors = 96.06

Total Floor Area: 900 Base Cost New of Upper Floors = 86,454

Reproduction/Replacement Cost = 86,454
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 38,040

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 37,393
Replacement Cost/Floor Area= 96.06 Est. TCV/Floor Area= 41.55

(1) Excavation/Site Prep:
900 SqFt Excavation (in cubic feet)
900 SqFt Site Prep

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

900 SqFt, Class S

(3) Frame:
900 SqFt, Steel, Class S

(4) Floor Structure:
900 SqFt, Concrete, On Ground

(5) Floor Cover:

(6) Ceiling:

(7) Interior:
900 SqFt, Frame, Garages, Storage

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:
900 SqFt, Ave.# Outlets, Flexible C

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few Average Many Unfinished Typical | | Few Average Many Unfinished Typical |
| X | Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct | X | Incandescent Fluorescent Mercury Sodium Vapor Transformer |

(13) Roof Structure: Slope=0
900 SqFt, Steel Joists, Steel Deck

(14) Roof Cover:
900 SqFt, Alum./Steel Cold Storage

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

900 SqFt, Aluminum or Steel, on Wood

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

Parcel Number: 010-207-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>SHARON AVE<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| 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

Taxpayer's Name/Address

BD OF CONTROL M T U
HOUGHTON MI 49931

Tax Description

P5-7-4 SEC 7 T54N R33W SE 1/4 OF NE 1/4. 40 A.

Comments/Influences

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | 40.00 Acres | | | 2100 | 100 | | 84,000 |
| | | 40.00 Total Acres | | | Total Est. Land Value = | | | 84,000 |

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

Parcel Number: 010-207-005-25 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. |
|---|---|---|---|---|---|---|---|---|
| WHEELER ROBERT J & BARBARA | WENDEL CALEB & HEATHER WRI | 45,500 | 02/21/2018 | WD | 03-ARM'S LENGTH | 2018/00730 | DEED | 100.0 |
| | | 18,000 | 09/01/1995 | WD | 03-ARM'S LENGTH | 132:671 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46797 LAHTI RD

**Owner's Name/Address**

WENDEL CALEB & HEATHER WRIGHT
46797 LAHTI RD
HOUGHTON MI 49931-9031

**Tax Description**

P5-7-5D SEC 7 T54N R33W COM @ NW COR OF NE 1/4 OF NW 1/4; TH S ALG W LN OF NE 1/4 OF NW 1/4 416' TO POB TH SE'LY TO A PT WH IS 696' W & 650' S OF N 1/4; TH E 455' TO A PT WH IS 241' E& 650' S OF N 1/4 COR ; TH S 416' TH E 241' TO N-S 1/4 LN; TH S 50' ALG 1/4 LN TH W PARA W/E SEC LN TO W LN OF NE 1/4 OF NW 1/4;TH N TO POB. 13.8 A M/L

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/10/2020

MAP #:

2024 Est TCV 329,317 TCV/TFA: 190.47

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/27/2018 | 2018-031-205 | FOUNDATION |
| STORAGE | 06/13/2018 | 2018-031-085 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 14 ACRE | | | 13.80 Acres | | 3900 | 100 | | 53,820 |
| | | | 13.80 Total Acres | | | | Total Est. Land Value = | 53,820 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 99 | 6,434 |
| Wood Frame | 27.40 | 120 | 98 | 3,222 |
| Wood Frame | 24.95 | 180 | 84 | 3,772 |
| Total Estimated Land Improvements True Cash Value = | | | | 13,428 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,910 | 137,749 | 164,659 | | | 128,891C |
| 2023 | 20,010 | 125,607 | 145,617 | | | 122,754C |
| 2022 | 20,010 | 110,195 | 130,205 | | | 116,909C |
| 2021 | 15,870 | 109,994 | 125,864 | | | 113,175C |

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

**Building Type**
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2019 | 0 |

Condition: Good

**Room List**
- Basement
- 1st Floor
- 2nd Floor
- Bedrooms

**(1) Exterior**
- X Wood/Shingle
- Aluminum/Vinyl
- Brick
- Insulation

**(2) Windows**

| | | |
|---|---|---|
| | Many | Large |
| X | Avg. | Avg. |
| | Few | Small |

- Wood Sash
- Metal Sash
- Vinyl Sash
- Double Hung
- Horiz. Slide
- Casement
- Double Glass
- Patio Doors
- Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

X Asphalt Shingle
X Metal

Chimney:

**(3) Roof (cont.)**
- Eavestrough
- Insulation
- 0 Front Overhang
- 0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | |
|---|---|---|---|---|
| | Ex | | Ord | Min |

Size of Closets

| | | | | |
|---|---|---|---|---|
| | Lg | | Ord | Small |

Doors: Solid H.C.

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 988 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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

- 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**
- Public Water
- Public Sewer
- 1 Water Well
- 1 1000 Gal Septic
- 2000 Gal Septic

Lump Sum Items:

**(15) Built-ins**
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

**(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

Class: C
Effec. Age: 2
Floor Area: 1,729
Total Base New : 272,042 E.C.F.
Total Depr Cost: 266,601 X 0.983
Estimated T.C.V: 262,069

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 76 | WCP (1 Story) |
| 27 | CPP |
| 288 | Composite |
| 72 | Treated Wood |

**(17) Garage**

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: 1120
% Good: 0
Storage Area: 500
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2019
(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 1729 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 | Crawl Space | 741 | | |
| 1 Story | Siding | Crawl Space | 247 | | |
| | | | Total: | 197,349 | 193,402 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 4,456 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,666 |
| Water Well, 200 Feet | 1 | 10,514 | 10,304 |
| Porches | | | |
| WCP (1 Story) | 76 | 4,031 | 3,950 |
| CPP | 27 | 751 | 736 |
| Foundation: Shallow | 27 | -444 | -435 |
| Deck | | | |
| Treated Wood | 72 | 2,094 | 2,052 |
| Composite | 288 | 5,386 | 5,278 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Storage Over Garage | 500 | 6,725 | 6,590 |
| Door Opener | 2 | 1,070 | 1,049 |
| Base Cost | 1120 | 35,258 | 34,553 |
| | Totals: | 272,042 | 266,601 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 262,069

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

Parcel Number: 010-207-005-30 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. |
|---|---|---|---|---|---|---|---|---|
| LEWIS WININGER MARCELAINE | LEWIS WININGER MARCELAINE | 1 | 07/12/2010 | QC | 09-FAMILY | 2010/03495 | DEED | 0.0 |
| | | 38,000 | 10/01/1996 | WD | 03-ARM'S LENGTH | 137:643 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21283 LAHTI RD

Owner's Name/Address

PERKOWITZ GRACE C
732 S TAYLOR AVE
OAK PARK IL 60304-1624

Tax Description

P5-7-5E SEC 7 T54N R33W COM @ NW COR OF NE 1/4 OF NW 1/4; TH S 416' TO POB; TH SE'LY TO A PT WH IS 696' W & 650' S OF N 1/4 COR; TH N 650' TO N SEC LN; TH W 416'; TH S 416'; TH W 208' TO POB. 5.7 A M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 199,038 TCV/TFA: 77.09

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 11/02/2022 | 2022-031-389 | FOUNDATION |
| HOUSE | 01/10/2022 | 2021-999-445 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 5.700 Acres | | 5,785 | 100 | | 32,975 |
| | | | 5.70 Total Acres | | | Total Est. Land Value = | | 32,975 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 26.42 | 144 | 76 | 2,891 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,891 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,488 | 83,031 | 99,519 | | | 79,213C |
| 2023 | 13,025 | 26,602 | 39,627 | | | 24,002C |
| 2022 | 13,025 | 18,280 | 31,305 | | | 17,360C |
| 2021 | 12,179 | 18,227 | 30,406 | | | 16,806C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1930 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 1 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 320 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 320
Total Base New : 73,208 E.C.F.
Total Depr Cost: 43,194 X 0.983
Estimated T.C.V: 42,460

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WGEP (1 Story) |
| 196 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1930
(11) Heating System: Radiant (in-floor)
Ground Area = 320 SF Floor Area = 320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 320 | | |
| | | | Total: | 46,111 | 27,207 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,551 |
| Porches | | | | | |
| WGEP (1 Story) | | | 36 | 5,111 | 3,015 |
| WGEP (1 Story) | | | 196 | 14,596 | 8,612 |
| | | | Totals: | 73,208 | 43,194 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 42,460

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2022 | 0 |

Condition: Good
Part. Construct.: 40%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 2262 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 2,262
Total Base New : 313,264 E.C.F.
Total Depr Cost: 306,999 X 0.983
Estimated T.C.V: 301,780

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2022
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2262 SF Floor Area = 2262 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 | 2,262 | | |
| | | | Total: | 300,092 | 294,090 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,666 |
| Water Well, 150 Feet | | | 1 | 8,411 | 8,243 |
| | | | Totals: | 313,264 | 306,999 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 301,780
40% Completed => Est. True Cash Value 2024 =

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

Parcel Number: 010-207-005-50 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. |
|---|---|---|---|---|---|---|---|---|
| HAMBLEY ALLAN R & JUDITH A | VOLLRATH TODD S. | 55,000 | 04/20/2010 | WD | 03-ARM'S LENGTH | 2010/02116 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46955 LAHTI RD

Owner's Name/Address

VOLLRATH TODD S
807 E SOUTH AVE
HOUGHTON MI 49931

Tax Description

P5-7-5C SEC 7 T54N R33W THE E 371' OF THE N 650' OF THE NW 1/4 COM AT THE NORTH QUARTER CORNER OF SEC 7; TH S 00 DEG 00' 51" W 20' ALONG THE N-S QUARTER LINE OF SEC 7 ALSO BEING THE E ROW LINE OF LAHTI ROAD (60' WIDE) TO THE POB; TH S 0 DEG 00' 51" W 630.0'; TH N 89 DEG 48' 00" W 371.00'; TH N 00 DEG 00' 51" E 630.0'; TH S 89 DEG 48' 00" E 371.0' TO THE POB. CONT 5.54 ACRES M/L 165/147

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 69,322 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 07/12/2005 | 05-188 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 5.400 Acres | | 5,870 | 100 | | 31,700 |
| | | | 5.40 Total Acres | | Total Est. Land Value = | | | 31,700 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,850 | 18,811 | 34,661 | | | 23,640C |
| 2023 | 12,800 | 17,150 | 29,950 | | | 22,515C |
| 2022 | 12,800 | 15,022 | 27,822 | | | 21,443C |
| 2021 | 11,888 | 15,053 | 26,941 | | | 20,758C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | |
|---|---|---|---|---|
| Doors: | | Solid | | H.C. |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 16
Floor Area: 0
Total Base New : 45,563 E.C.F.
Total Depr Cost: 38,273 X 0.983
Estimated T.C.V: 37,622

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 1280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH 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: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 899 |
| Base Cost | | | 1280 | 44,493 | 37,374 |
| | | | Totals: | 45,563 | 38,273 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 37,622

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

Parcel Number: 010-207-005-60 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. |
|---|---|---|---|---|---|---|---|---|
| | | 265,000 | 06/01/2004 | WD | 03-ARM'S LENGTH | 165:147 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21389 LAHTI RD

Owner's Name/Address

ALLEN JEFFREY S & PAMELA C
21389 LAHTI RD
HOUGHTON MI 49931

Taxpayer's Name/Address

ALLEN JEFFREY S & PAMELA C
21389 LAHTI RD
HOUGHTON MI 49931

Tax Description

P5-7-5C1 SEC 7 T54N R33W W 325' OF E 696' OF N 650' OF NW 1/4 EXCN 20' CONVEYED FOR HWY. 4.70 AC M/L 165/147

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/15/2005

MAP #:

2024 Est TCV 276,635 TCV/TFA: 158.80

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 4.700 Acres | | 6,255 | 100 | | 29,400 |
| | | | 4.70 Total Acres | | Total Est. Land Value = | | | 29,400 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 340 | 84 | 869 |
| D/W/P: 4in Ren. Conc. | 8.00 | 200 | 84 | 1,344 |
| Wood Frame | 26.59 | 140 | 95 | 3,537 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,750 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,700 | 123,618 | 138,318 | | | 122,714C |
| 2023 | 12,350 | 112,887 | 125,237 | | | 116,871C |
| 2022 | 12,350 | 98,956 | 111,306 | | | 111,306S |
| 2021 | 11,350 | 98,978 | 110,328 | | | 108,863C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1996 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1742 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 144 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | | |
| | Wood | | Coal | | Steam | | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 21
Floor Area: 1,742
Total Base New : 310,965 E.C.F.
Total Depr Cost: 245,661 X 0.983
Estimated T.C.V: 241,485

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 90 | CPP |

**(17) Garage**

Year Built: 1995
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: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1996
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1742 SF Floor Area = 1742 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 | 1,742 | | |
| | | | Total: | 254,483 | 201,041 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 144 | 5,053 | 3,992 |
| 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 | | | | | |
| CPP | | | 90 | 1,849 | 1,461 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 676 | 32,827 | 25,933 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,076 |
| Door Opener | | | 2 | 1,070 | 845 |
| Fireplaces | | | | | |
| Exterior 1 Story | | | 1 | 6,374 | 5,035 |
| | | | Totals: | 310,965 | 245,661 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 241,485

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

Parcel Number: 010-207-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46821 LAHTI RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 07/17/2007 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| WIITANEN TIM W & NICOLE J<br>46821 LAHTI RD<br>HOUGHTON MI 49931 | 2024 Est TCV 185,284 TCV/TFA: 171.56 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-7-5A SEC 7 T54N R33W A PARCEL OF LAND IN THE E 1/2 OF NW 1/4,SEC 7 T54N R33W D/F, COM AT THE NE COR OF NW 1/4 OF SEC 7 TH S 650', TH W 33' M/L TO W'LY R/W OF CO RD & POB, TH CONT W 208', TH S 416', TH E 208', TH N 416' TO POB. 2 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,000 | 82,642 | 92,642 | | | 49,892C |
| 2023 | 8,200 | 75,613 | 83,813 | | | 47,517C |
| 2022 | 8,200 | 66,238 | 74,438 | | | 45,255C |
| 2021 | 9,000 | 66,367 | 75,367 | | | 43,810C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 2004 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1080 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**

| | | |
|---|---|---|
| 580 | Recreation | SF |
| 500 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 36
Floor Area: 1,080
Total Base New : 262,721 E.C.F.
Total Depr Cost: 168,143 X 0.983
Estimated T.C.V: 165,284

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 54 | WGEP (1 Story) |
| 64 | WGEP (1 Story) |
| 264 | Treated Wood |

**(17) Garage**

Year Built: 2004
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: 1328
% Good: 0
Storage Area: 0
No Conc. Floor: 128

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1080 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 | 1,080 | | |
| | | | Total: | 159,254 | 101,923 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 580 | 10,974 | 7,023 |
| Basement Living Area | | | 500 | 17,545 | 11,229 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 1,947 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,683 |
| Porches | | | | | |
| WGEP (1 Story) | | | 54 | 6,234 | 3,990 |
| WGEP (1 Story) | | | 64 | 7,017 | 4,491 |
| Deck | | | | | |
| Treated Wood | | | 264 | 4,866 | 3,114 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 685 |
| Base Cost | | | 1328 | 46,161 | 29,543 |
| No Concrete Floor | | | 128 | -832 | -532 |
| | | | Totals: | 262,721 | 168,143 |

Notes: RAISED
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 165,284

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

Parcel Number: 010-207-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| LEWIS WININGER MARCELAINE | LEWIS WININGER MARCELAINE | 1 | 07/15/2010 | QC | 09-FAMILY | 2010/03496 | DEED | 0.0 |
| | | 38,000 | 10/01/1996 | WD | 03-ARM'S LENGTH | 137:643 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21283 LAHTI RD

Owner's Name/Address

PERKOWITZ GRACE C
732 S TAYLOR AVE
OAK PARK IL 60304-1624

Tax Description

P5-7-6 SEC 7 T54N R33W PART OF E 1/2 OF NW 1/4 D/F BEG AT NW COR OF NE 1/4 OF NW 1/4, TH S 416', TH E 208', TH N 416', TH W 208' TO POB. 2 A.
AND
FENCE PARCEL
LEGAL DESCRIPTION
A PARCEL OF LAND SITUATED IN PART OF THE EAST 300 FEET OF THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER (NW1/4, NW1/4), SECTION 7, TOWNSHIP 54
NORTH, RANGE 33 WEST, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 7; THEN N89°46'31"W,
ALONG THE NORTH SECTION LINE, 1309.78 FEET TO THE EAST LINE OF SAID
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 36,836 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 2 ACRE | | | 2.09 Acres | | 10000 | 100 | | 20,900 |
| | | | 2.09 Total Acres | | Total Est. Land Value = | | | 20,900 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,450 | 7,968 | 18,418 | | | 15,307C |
| 2023 | 8,569 | 7,253 | 15,822 | | | 14,579C |
| 2022 | 8,569 | 6,355 | 14,924 | | | 13,885C |
| 2021 | 9,405 | 6,367 | 15,772 | | | 13,442C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 5
Floor Area: 0
Total Base New : 17,066 E.C.F.
Total Depr Cost: 16,212 X 0.983
Estimated T.C.V: 15,936

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls C Blt 0
(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 | | | 320 | 16,531 | 15,704 |
| Door Opener | | | 1 | 535 | 508 |
| | | | Totals: | 17,066 | 16,212 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 15,936

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

Parcel Number: 010-207-008-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 46960 PILGRIM RD |

| Owner's Name/Address |
|---|
| DUNSTAN JUDITH A<br>DUNSTAN ROGER, GINA & CHAD; LB<br>46960 PILGRIM RD<br>HOUGHTON MI 49931 |

| Tax Description |
|---|
| P5-7-7 SEC 7 T54N R33W FRL NW 1/4 OF FRL NW 1/4 EXC THE E 508' & S 726' THEREOF. 11.07 ACRES M/L |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 171,899 TCV/TFA: 164.03

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 12 ACRE | | | 11.70 Acres | | 4100 | 100 | | 47,970 |
| | | | 11.70 Total Acres | | | | Total Est. Land Value = | 47,970 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 21.10 | 240 | 41 | 2,076 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,076 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 23,985 | 61,965 | 85,950 | | | 46,627C |
| 2023 | 18,135 | 56,528 | 74,663 | | | 44,407C |
| 2022 | 18,135 | 49,537 | 67,672 | | | 42,293C |
| 2021 | 14,625 | 49,575 | 64,200 | | | 40,942C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 790 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 14
Floor Area: 1,048
Total Base New : 144,138 E.C.F.
Total Depr Cost: 123,960 X 0.983
Estimated T.C.V: 121,853

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | WGEP (1 Story) |
| 30 | WCP (1 Story) |
| 63 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 790 SF Floor Area = 1048 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 240 | | |
| 1.25 Story | Siding | Basement | 550 | | |
| | | | Total: | 125,762 | 108,156 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,830 |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,176 |
| Porches | | | | | |
| WGEP (1 Story) | | | 80 | 7,435 | 6,394 |
| WCP (1 Story) | | | 30 | 2,036 | 1,751 |
| Deck | | | | | |
| Treated Wood | | | 63 | 1,922 | 1,653 |
| | | | Totals: | 144,138 | 123,960 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 121,853

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

Parcel Number: 010-207-008-50 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 |
|---|
| 46870 PILGRIM RD |

| Owner's Name/Address |
|---|
| OPLAND DONALD B & MICHELE F<br>6704 BRITTON RD<br>PERRY MI 48872 |

| Tax Description |
|---|
| P5-7-7B SEC 7 T54N R33W COM AT THE SW COR OF THE NW 1/4 OF NW 1/4 OF SEC 7, TH N 416' TO POB,<br>TH N 310', TH E 1320', TH S 310', TH W 1320' TO POB, CONT 9.40 ACRES M/L. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 264,214 TCV/TFA: 127.52

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 310.00 | 1320.00 | 0.6943 | 2.9665 | 85 | 100 | | 54,268 |
| 310 Actual Front Feet, 9.39 Total Acres | | | | | | | Total Est. Land Value = | 54,268 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 2.83 | 800 | 83 | 1,879 |
| Wood Frame | 24.36 | 120 | 95 | 2,777 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,656 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 27,134 | 104,973 | 132,107 | | | 99,211C |
| 2023 | 15,040 | 99,113 | 114,153 | | | 94,487C |
| 2022 | 15,040 | 86,877 | 101,917 | | | 89,988C |
| 2021 | 12,690 | 86,895 | 99,585 | | | 87,114C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Plaster |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 616 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| 1 | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: CD
Effec. Age: 15
Floor Area: 2,072
Total Base New : 245,695 E.C.F.
Total Depr Cost: 208,840 X 0.983
Estimated T.C.V: 205,290

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 336 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 2005
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2072 SF Floor Area = 2072 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 | Crawl Space | 1,456 | | |
| 1 Story | Siding | Slab | 616 | | |
| | | | Total: | 229,674 | 195,222 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| Separate Shower | 1 | 1,163 | 989 |
| Vent Fan | 1 | 201 | 171 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 3,785 |
| Water Well, 50 Feet | 1 | 2,530 | 2,150 |
| Deck | | | |
| Treated Wood | 336 | 5,571 | 4,735 |
| Fireplaces | | | |
| Direct-Vented Gas | 1 | 2,103 | 1,788 |
| | Totals: | 245,695 | 208,840 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 205,290

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

Parcel Number: 010-207-008-60 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. |
|---|---|---|---|---|---|---|---|---|
| HARO JOHN C & ELIZABETH A | TAPANI SHAWN & SHARI | 28,000 | 06/18/2018 | WD | 03-ARM'S LENGTH | 2019/03098 | DEED | 100.0 |
| | | 1 | 03/01/2005 | WD | 03-ARM'S LENGTH | 167:786 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

21175 LAHTI RD

**Owner's Name/Address**

TAPANI SHAWN & SHARI
21175 LAHTI RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/18/2020

MAP #:

2024 Est TCV 317,402 TCV/TFA: 211.60

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 10/02/2018 | 2018-031-254 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

**Tax Description**

P5-7-7C
SEC 7 T54N R33W A PARCEL IN THE NW 1/4 OF NW 1/4 D/F

COM AT THE NW 1/4 OF THE NW 1/4 TH S 341' MOL TO THE POB,
TH S 171',
TH W 508',
TH N 594',
TH E 208',
TH S 02*22'19"W 169',
TH S 49*39'27"E 390.51',
TH S 74*24'18"E 9.4' MOL TO POB
4.8A MOL
SPLIT INTO 010-207-008-65 IN 2016
{EXEMPT SPLIT 08292016 TO PARCEL 010-207-007-00}

**Comments/Influences**

NO DIVISIONS REMAINING

| Who | When | What |
|---|---|---|
| LP | 05/01/2009 | DATA ENTER |
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 4.800 Acres | | 6,167 | 100 | | 29,600 |
| | | | 4.80 Total Acres | | Total Est. Land Value = | | | 29,600 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 728 | 98 | 6,243 |
| D/W/P: 4in Ren. Conc. | 8.00 | 66 | 98 | 517 |
| D/W/P: 4in Concrete | 6.82 | 113 | 98 | 756 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,516 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,800 | 143,901 | 158,701 | | | 121,914C |
| 2023 | 12,400 | 131,119 | 143,519 | | | 116,109C |
| 2022 | 12,400 | 114,954 | 127,354 | | | 110,580C |
| 2021 | 11,400 | 114,941 | 126,341 | | | 107,048C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2019 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1500 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| 1 | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 3
Floor Area: 1,500
Total Base New : 293,952 E.C.F.
Total Depr Cost: 285,133 X 0.983
Estimated T.C.V: 280,286

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 224 | CPP |
| 255 | CCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 840
% Good: 0
Storage Area: 420
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2019
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1500 SF Floor Area = 1500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1+ Story | Siding | Basement | 1,500 | | |
| | | | Total: | 219,695 | 213,103 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,775 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,411 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,618 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,199 |
| Porches | | | | | |
| CPP | | | 224 | 3,839 | 3,724 |
| CCP (1 Story) | | | 255 | 6,321 | 6,131 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 840 | 38,354 | 37,203 |
| Storage Over Garage | | | 420 | 5,649 | 5,480 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,549 |
| Door Opener | | | 2 | 1,070 | 1,038 |
| | | | Totals: | 293,952 | 285,133 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 280,286

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

Parcel Number: 010-207-008-65 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**

21245 LAHTI RD

**Owner's Name/Address**

MANCHESTER JACQUELYN
PO BOX 123
HOUGHTON MI 49931

**Tax Description**

P5-7-7C
SEC 7 T54N R33W A PARCEL OF LAND SITUATED IN THE
E 300' OF NW 1/4 OF NW 1/4 D/F
COM AT HTE N 1/4 CRN OF SECT 7; TH
N89*46'31"W 1318.50' TO THE POB;
TH S00*05'11"W 102.41';
TH S02*42'46"E 63.95';
TH S05*27'09"W 57.07';
TH S03*13'09"W 28.71';
TH S01*48'10"E 99.12';
TH S05*17'22"E 70.12';
TH N49*49'43"W 388.45';
TH N00*02'26"E 171.21';
TH S89*46'31"E ALG N SECTION LINE 291.28' TO THE POB
1.96A MOL

SPLIT FROM 010-207-008-60 IN 2016

**Comments/Influences**

NO DIVISIONS REMAINING

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 03/13/2017
MAP #:
2024 Est TCV 318,148 TCV/TFA: 163.91

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/01/2009 | DATA ENTER |
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 1.960 Acres | | 2,653 | 100 | | 5,200 |
| | | | 1.96 Total Acres | | Total Est. Land Value = | | | 5,200 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 11.11 | 306 | 93 | 3,162 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,162 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,600 | 156,474 | 159,074 | | | 128,500C |
| 2023 | 2,450 | 142,699 | 145,149 | | | 122,381C |
| 2022 | 2,450 | 125,044 | 127,494 | | | 116,554C |
| 2021 | 2,469 | 125,185 | 127,654 | | | 112,831C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 1999 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | X | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Ceramic Til
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 162 S.F.
Crawl: 1122 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: 4
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| 2 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| 1 | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| 1 | Oven |
| 1 | Microwave |
| 1 | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 16
Floor Area: 1,941
Total Base New : 375,170 E.C.F.
Total Depr Cost: 315,143 X 0.983
Estimated T.C.V: 309,786

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 306 | CPP |

**(17) Garage**

Year Built: 2000
Car Capacity: 2
Class: BC
Exterior: Block
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 1999
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1860 SF Floor Area = 1941 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Brick | Crawl Space | 1,122 | | |
| 1 Story | Brick | Blt-in Gar. | 576 | | |
| 1 Story | Brick | Basement | 162 | | |
| 0.5 Story | Siding | Overhang | 162 | | |
| | | | Total: | 295,511 | 248,230 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 6,686 | 5,616 |
| Extra Toilet | 1 | 2,146 | 1,803 |
| Ceramic Tile Floor | 2 | 2,861 | 2,403 |
| Vent Fan | 2 | 709 | 596 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,516 | 4,633 |
| Water Well, 200 Feet | 1 | 11,467 | 9,632 |
| Porches | | | |
| CPP | 306 | 6,019 | 5,056 |
| Garages | | | |
| Class: BC Exterior: Block Foundation: 42 Inch (Finished) | | | |
| Base Cost | 576 | 41,316 | 34,705 |
| Common Wall: 1 Wall | 1 | -3,729 | -3,132 |
| Door Opener | 1 | 669 | 562 |
| Built-Ins | | | |
| Dishwasher | 1 | 1,150 | 966 |
| Vent Fan | 1 | 394 | 331 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-207-009-00 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. |
|---|---|---|---|---|---|---|---|---|
| HAUGE ANDREA C TRUST | CHOPP MICHAEL & MARY | 180,000 | 08/30/2019 | WD | 03-ARM'S LENGTH | 2019/04523 | DEED | 100.0 |
| | | 1 | 06/01/2003 | WD | 03-ARM'S LENGTH | 161:391 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
46810 PILGRIM RD

Owner's Name/Address
CHOPP MICHAEL & MARY
46810 PILGRIM RD
HOUGHTON MI 49931

Tax Description
P5-7-7A SEC 7 T54N R33W COM AT SW COR OF NW 1/4 OF NW 1/4 SEC 7 T54N R33W, TH N 416', TH E'LY 1320' TO E BDY OF NW 1/4 OF NW 1/4, TH S 416', THW ALONG S BDY OF NW 1/4 OF NW 1/4 1320' POB. 12.63 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 06/01/2020
MAP #:
2024 Est TCV 199,211 TCV/TFA: 203.07

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/10/2009 | DATA ENTER |
| KH | 09/21/2010 | INSPECTED |
| TH | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 12.630 Acres | | 4,063 | 100 | | 51,312 |
| | | | 12.63 Total Acres | | Total Est. Land Value = | | | 51,312 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.08 | 128 | 76 | 2,634 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,634 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 25,656 | 73,950 | 99,606 | | | 82,700C |
| 2023 | 18,630 | 67,587 | 86,217 | | | 78,762C |
| 2022 | 18,630 | 59,243 | 77,873 | | | 75,012C |
| 2021 | 20,052 | 59,277 | 79,329 | | | 72,616C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1973 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Log |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | X | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Wood |

**(7) Excavation**

Basement: 981 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| | 1000 Gal Septic |
| 1 | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 27
Floor Area: 981
Total Base New : 202,435 E.C.F.
Total Depr Cost: 147,777 X 0.983
Estimated T.C.V: 145,265

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | WGEP (1 Story) |
| 16 | Treated Wood |
| 220 | Treated Wood |

**(17) Garage**

Year Built: 1973
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: 640
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1973
(11) Heating System: Forced Air w/ Ducts
Ground Area = 981 SF Floor Area = 981 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Pine Logs | Basement | 981 | | |
| | | | Total: | 149,776 | 109,336 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,829 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,221 |
| Water/Sewer | | | | | |
| 2000 Gal Septic | | | 1 | 9,461 | 6,907 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,919 |
| Porches | | | | | |
| WGEP (1 Story) | | | 40 | 5,402 | 3,943 |
| Deck | | | | | |
| Treated Wood | | | 220 | 4,321 | 3,154 |
| Treated Wood | | | 16 | 715 | 522 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 640 | 23,514 | 17,165 |
| Door Opener | | | 2 | 1,070 | 781 |
| | | | Totals: | 202,435 | 147,777 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 145,265

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

Parcel Number: 010-207-010-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46640 PILGRIM RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | POOL | 03/13/1992 | 92-272 | FOUNDATION |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHOPP RODNEY & MARY<br>BRADLEY, ROSANNA, MICHAEL; LB<br>46640 PILGRIM RD<br>HOUGHTON MI 49931 | 2024 Est TCV 616,101 TCV/TFA: 128.14 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 25 ACRES | | | 24.31 Acres | | 3000 | 100 | | 72,930 |
| | | | 24.31 Total Acres | | | Total Est. Land Value = | | 72,930 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.53 | 1782 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-7-8 SEC 7 T54N R33W FRL SW 1/4 OF FRL NW 1/4 EXCEPT THE N 523.75' THEREOF. 24.31 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,465 | 271,586 | 308,051 | | | 143,217C |
| 2023 | 24,310 | 248,147 | 272,457 | | | 136,398C |
| 2022 | 24,310 | 217,358 | 241,668 | | | 129,903C |
| 2021 | 24,310 | 217,796 | 242,106 | | | 125,754C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2

| Yr Built | Remodeled |
|---|---|
| 1985 | 1992 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| 4 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1600 S.F.
Crawl: 1260 S.F.
Slab: 276 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 800 | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 3 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 29
Floor Area: 4,808
Total Base New : 782,005 E.C.F.
Total Depr Cost: 552,565 X 0.983
Estimated T.C.V: 543,171

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | CPP |
| 250 | CPP |
| 106 | CPP |
| 250 | Treated Wood |
| 478 | Treated Wood |

**(17) Garage**

Year Built: 1985
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1232
% Good: 66
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 Cls BC Blt 1985
(11) Heating System: Forced Air w/ Ducts
Ground Area = 3136 SF Floor Area = 4808 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 | 1,600 | | | |
| 2 Story | Siding | Slab | 72 | | | |
| 1 Story | Siding | Slab | 44 | | | |
| 1 Story | Siding | Slab | 160 | | | |
| 1 Story | Siding | Crawl Space | 1,260 | | | |
| | | | Total: | 648,982 | 460,777 | |
| Other Additions/Adjustments | | | | | | |
| Basement Living Area | | | 800 | 41,952 | 29,786 | |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 2,497 | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 2 | 13,373 | 9,495 | |
| 2 Fixture Bath | | | 1 | 4,480 | 3,181 | |
| Extra Sink | | | 1 | 1,377 | 978 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 3,916 | |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,030 | |
| Porches | | | | | | |
| CPP | | | 168 | 3,872 | 2,556 | *6 |
| CPP | | | 250 | 5,238 | 3,457 | *6 |
| CPP | | | 106 | 2,612 | 1,724 | *6 |
| Deck | | | | | | |
| Treated Wood | | | 250 | 4,968 | 3,279 | *6 |
| Treated Wood | | | 478 | 7,605 | 5,019 | *6 |
| Garages | | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-207-011-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 100 | 10/01/2002 | WD | 03-ARM'S LENGTH | 159:415 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46736 PILGRIM RD

**Owner's Name/Address**

CAMPIONI PATRICK B & KIMBERLY
46736 PILGRIM RD
HOUGHTON MI 49931

**Tax Description**

P5-7-8A SEC 7 T54N R33W PART OF SW 1/4 OF NW 1/4 SEC 7 D/F, COM AT NW COR SEC 7, TH S 0 DEG 20" 1317.20' TO NW COR OF SW 1/4 OF NW 1/4, TH S 89 DEG 58' 40" E 20' TO POB, TH S 89 DEG 58' 40" E 1300', TH S 0 DEG 01' 20" W 313.75', TH N 89 DEG 58' 40" W 1300', TH N 00 DEG 01' 20" E 313.75' TO POB. 9.37A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 615,842 TCV/TFA: 212.51

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| REPAIR/RENOVATE | 10/01/2018 | 2018-031-250 | FOUNDATION |
| GARAGE | 09/10/1991 | 91-264 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 9.37 Acres | | 4500 | 100 | | 42,165 |
| | | | 9.37 Total Acres | | Total Est. Land Value = | | | 42,165 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,083 | 286,838 | 307,921 | | | 125,437C |
| 2023 | 14,992 | 261,233 | 276,225 | | | 119,464C |
| 2022 | 14,992 | 228,850 | 243,842 | | | 113,776C |
| 2021 | 12,650 | 229,295 | 241,945 | | | 110,142C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: TRI-LEVEL

| Yr Built | Remodeled |
|---|---|
| 1990 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| 2 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1740 S.F.
Crawl: 0 S.F.
Slab: 192 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 450 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: B
Effec. Age: 9
Floor Area: 2,898
Total Base New : 641,316 E.C.F.
Total Depr Cost: 583,598 X 0.983
Estimated T.C.V: 573,677

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |
| 460 | Treated Wood |

**(17) Garage**

Year Built: 1991
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 3
Mech. Doors: 0
Area: 832
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls B Blt 1990
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1932 SF Floor Area = 2898 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Tri-Level | Siding | Basement | 840 | | |
| Tri-Level | Siding | Slab | 192 | | |
| Tri-Level | Siding | Basement | 900 | | |
| | | | Total: | 509,001 | 463,191 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 450 | 25,758 | 23,440 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 10,230 | 9,309 |
| 2 Fixture Bath | | | 1 | 6,820 | 6,206 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,984 | 5,445 |
| Water Well, 50 Feet | | | 1 | 3,023 | 2,751 |
| Porches | | | | | |
| WGEP (1 Story) | | | 84 | 11,349 | 10,328 |
| Deck | | | | | |
| Treated Wood | | | 460 | 7,737 | 7,041 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 832 | 31,383 | 28,559 |
| Door Opener | | | 3 | 1,605 | 1,461 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 19,844 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,977 |
| Door Opener | | | 2 | 1,070 | 974 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-207-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| CHOPP RODNEY & MARY | MCCARRON ROSANNA M | 0 | 12/29/2023 | WD | 03-ARM'S LENGTH | 2024/00023 | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46640 PILGRIM RD

**Owner's Name/Address**

MCCARRON ROSANNA M
MCCARRON KATHERINE R; LB
23420 ALAMEDA DR #204
ESTERO FL 34135

**Tax Description**

P5-7-8B SEC 7 T54N R33W A PARCEL OF LAND IN THE SW 1/4 OF NW 1/4, SEC 7 T54N R33W D/F, COM AT NW COR OF SEC 7 TH S 0 DEG 0' 20" W 1630.95', TH S 89 DEG 58' 40" E 20' TO E CO RD R/W& POB, TH CONT S 89 DEG 58' 40" E 1300' TO E LINE OF SW 1/4 OF NW 1/4 TH S 0 DEG 01' 20" W 210', TH N 89 DEG 58' 40" W 1300' TO E CO RD R/W, TH N 0 DEG 01' 20" E 210' TO POB. 6.27 A.

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 35,398

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 6.270 Acres | | 5,646 | 100 | | 35,398 |
| | | | 6.27 Total Acres | | Total Est. Land Value = | | | 35,398 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,699 | 0 | 17,699 | | | 11,611C |
| 2023 | 13,453 | 0 | 13,453 | | | 11,059C |
| 2022 | 13,453 | 0 | 13,453 | | | 10,533C |
| 2021 | 12,732 | 0 | 12,732 | | | 10,197C |

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

Parcel Number: 010-207-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| PILGRIM RD OFF | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ERICKSON STEVEN A & MONA R<br>51949 BOSTON RD<br>HANCOCK MI 49930 | 2024 Est TCV 81,000 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 30.000 Acres | | 2,700 | 100 | | 81,000 |
| | | | 30.00 Total Acres | | Total Est. Land Value = | | | 81,000 |

Public Improvements

- 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

Tax Description

P5-7-9 SEC 7 T54N R33W
PART OF NE 1/4 OF SW 1/4
D/F ALL THAT PART LYING E OF LINE DRAWN FROM NW COR OF NE 1/4 OF SW 1/4 TO A PT ON S LINE OFNE 1/4 OF SW 1/4 660' E OF SW COR OF NE 1/4 OF SW 1/4. 30 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,500 | 0 | 40,500 | | | 14,496C |
| 2023 | 30,000 | 0 | 30,000 | | | 13,806C |
| 2022 | 30,000 | 0 | 30,000 | | | 13,149C |
| 2021 | 30,000 | 0 | 30,000 | | | 12,729C |

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

Parcel Number: 010-207-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 25,539 | 06/01/1995 | WD | 03-ARM'S LENGTH | 163:225 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46462 PILGRIM RD

**Owner's Name/Address**

AHOLA RICKY J
AAJ, PA, EB; LB
46462 PILGRIM RD
HOUGHTON MI 49931

**Tax Description**

P5-7-10 SEC 7 T54N R33W PART OF NE 1/4 OF FRL SW 1/4 & OF FRL NW1/4 OF FRL SW 1/4 D/F COM AT NW COR OF NW 1/4 OF SW 1/4, TH SE'LY TO S LINE OF NW 1/4 OF SW 1/4 TO A PT 660' E FROM SW COR OF NW 1/4 OF SW 1/4 TH E ALONG S LINE OF N 1/2 OF SW 1/4 1320' TO PT 660' W OF SE COR OF NE 1/4 OF SW 1/4, TH NW'LY DIR TO NW COR OF NE 1/4 OF SW 1/4,TH W ALONG N LINE OF NW 1/4 OF SW 1/4 1320' TO POB. 40 A. ALSO COM AT THE W 1/4 COR OF SEC ALSO BEING POB, S 27 DEG 53' 22" E 544.14'; N 89 DEG 58' 03" W 254.80' TO W LN OF SDSEC. LYING 836' N OF SW COR OF NW 1/4 OF SW 1/4 TH N 00 DEG 01' 57" E ALG W LN OF SD SEC, 480.79' TO POB. 1.41 A M/L ALSO: COM W 1/4 COR SEC, S 27 DEG 53' 22" E 544.14' TO POB; TH S 27 DEG 53' 22" E 950.71' TO S LN OF 1/4; TH N 89 DEG 38' 14" W ALG S LN 20' TO FENCE; TH N 28 DEG 34' 50" W 338.88'; TH N 26 DEG 48' 17" W 607.90'; TH S 89 DEG
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 205,155 TCV/TFA: 137.97

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 41.79 Acres | | 2100 | 100 | | 87,759 |
| | | | 41.79 Total Acres | | | | Total Est. Land Value = | 87,759 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 31.62 | 80 | 41 | 1,037 |
| Wood Frame | 23.73 | 240 | 41 | 2,335 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,372 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 43,880 | 58,698 | 102,578 | | | 44,961C |
| 2023 | 39,701 | 54,099 | 93,800 | | | 42,820C |
| 2022 | 39,701 | 47,432 | 87,133 | | | 40,781C |
| 2021 | 40,537 | 45,308 | 85,845 | | | 39,479C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1950 | 0 |

Condition: Poor

Room List

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1325 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 54
Floor Area: 1,487
Total Base New : 252,167 E.C.F.
Total Depr Cost: 115,996 X 0.983
Estimated T.C.V: 114,024

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 282 | Treated Wood |

**(17) Garage**

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: 800
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1325 SF Floor Area = 1487 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 130 | | |
| 1.25 Story | Siding | Basement | 364 | | |
| 1 Story | Siding | Basement | 546 | | |
| 1.25 Story | Siding | Basement | 285 | | |
| | | | Total: | 201,652 | 92,759 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,152 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,092 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,190 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,209 |
| Deck | | | | | |
| Treated Wood | | | 282 | 5,082 | 2,338 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 800 | 30,456 | 14,010 |
| Door Opener | | | 1 | 535 | 246 |
| | | | Totals: | 252,167 | 115,996 |

Notes: CAPE COD
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 114,024

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

Parcel Number: 010-207-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| WATSON DONALD L & LYNN M | WISNIEWSKI STEFAN & LORI | 143,000 | 10/08/2014 | WD | 03-ARM'S LENGTH | 2014/05264 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46322 PILGRIM RD

Owner's Name/Address

WISNIEWSKI STEFAN & LORI
46322 PILGRIM RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/08/2014

MAP #:

2024 Est TCV 189,388 TCV/TFA: 137.24

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 9.75 Acres | | 4500 | 100 | | 43,875 |
| | | | 9.75 Total Acres | | Total Est. Land Value = | | | 43,875 |

Public Improvements

- Dirt Road
- X Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

Tax Description

P5-7-11 SEC 7 T54N R33W PT OF FRL NW 1/4 OF FRL SW 1/4 D/F, COM AT SW COR OF NW 1/4 OF SW 1/4, FROM PT THUS ESTAB RUN E 660', TH IN A STRAIGHT LINE TO NW COR OF NW 1/4 OF SW 1/4, TH S1320' TO POB, EXCEPT PARCEL #P5-7-11A,
ALSO EXC COM 786' N FROM SW COR GO 50' N, TH 100' E, TH 50' S, TH 100' W TO POB.
ALSO A PARC OF LAND COM AT W 1/4 COR OF SEC 7 GO S 27 DEG 53' 22" E 544.14'; TH N 89 DEG 58' 03" W 11.54' TO FENCE, & POB; TH S 26 DEG 48' 17"E 607.90'; TH S 28 DEG 34' 50" E 338.88' TO S LN OF THE NW 1/4 OF THE SW 1/4 OF SD SEC. TH N 89 DEG 38' 14" W ALG S LN 20.00'; TH N 26 DEG 31' 19" W 938.84'; TH S 89 DEG 58' 03" E 2.98' TO POB. 9.75 A M/L

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,938 | 72,756 | 94,694 | | | 71,500C |
| 2023 | 15,600 | 66,456 | 82,056 | | | 68,096C |
| 2022 | 15,600 | 58,212 | 73,812 | | | 64,854C |
| 2021 | 13,163 | 58,322 | 71,485 | | | 62,783C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1910 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1110 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. | |
| | | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,380
Total Base New : 206,457 E.C.F.
Total Depr Cost: 148,030 X 0.983
Estimated T.C.V: 145,513

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | Treated Wood |
| 144 | Treated Wood |

**(17) Garage**

Year Built: 1950
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: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1910
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1110 SF Floor Area = 1380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 540 | | | |
| 1 Story | Siding | Basement | 486 | | | |
| 1 Story | Siding | Basement | 84 | | | |
| | | | Total: | 161,514 | 114,674 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,682 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,162 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,796 | |
| Deck | | | | | | |
| Treated Wood | | | 72 | 2,048 | 1,454 | |
| Treated Wood | | | 144 | 3,195 | 2,268 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 720 | 28,404 | 21,587 | *7 |
| Door Opener | | | 1 | 535 | 407 | |
| | | | Totals: | 206,457 | 148,030 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 145,513

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

Parcel Number: 010-207-016-00 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. |
|---|---|---|---|---|---|---|---|---|
| HOYT SAMANTHA | MATTESON LEVI R, LINDA L & | 90,000 | 08/19/2021 | WD | 03-ARM'S LENGTH | 2021/05275 | PROPERTY TRANSFER | 100.0 |
| VETTORI JAMEY | HOYT SAMANTHA | 72,500 | 05/29/2019 | WD | 03-ARM'S LENGTH | 2019/02740 | DEED | 100.0 |
| | | 24,000 | 08/01/1998 | WD | 03-ARM'S LENGTH | 144:426 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46394 PILGRIM RD

Owner's Name/Address

MATTESON LEVI R, LINDA L & LEVI P
46934 PILGRIM RD
HOUGHTON MI 49931

Tax Description

P5-7-11A
SEC 7 T54N R33W
A PARCEL 100' SQ IN THE NW 1/4 OF THE SW 1/4 OF SEC 7 T54N R33W D/F, COM AT 686' N FROM SW COR OF THE NW 1/4 OF THE SW 1/4, GO 100' N, TH 100' E, TH 100' S,TH 100' W TO POB. .25 A.
&
SEC 7 T54N R33W A PARCEL OF LAND IN NW 1/4 OF SW 1/4 D/F, COM 786' N FROM SW COR TH GO 50' N, TH 100' E, TH 50' S, TH 100' W TO POB. .12 A.
.37A TOTAL
COMBINED FOR 2022 ROLL

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/20/2021

MAP #:

2024 Est TCV 102,402 TCV/TFA: 96.24

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/17/2007 | 07-253 | FOUNDATION |
| ALTER | 10/01/2002 | 02-950 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 150.00 | 100.00 | 1.0000 | 0.8165 | 98 | 100 | | 12,003 |
| 150 Actual Front Feet, 0.34 Total Acres | | | | | | | Total Est. Land Value = | 12,003 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 600 | 83 | 1,514 |
| Wood Frame | 28.90 | 96 | 90 | 2,497 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,011 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,002 | 45,199 | 51,201 | | | 46,345C |
| 2023 | 5,389 | 42,060 | 47,449 | | | 44,139C |
| 2022 | 5,144 | 36,894 | 42,038 | | | 42,038S |
| 2021 | 1,500 | 32,107 | 33,607 | | | 29,986C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1975 | 2020 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Softwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 224 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: Good
Effec. Age: 23
Floor Area:
Total Base New : 123,473 E.C.F.
Total Depr Cost: 63,418 X 0.983
Estimated T.C.V: 62,340

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | WGEP (1 Story) |
| 175 | WPP |
| 80 | Treated Wood |
| 32 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Good Blt 1975
(11) Heating System: Wall Furnace
Ground Area = 1064 SF Floor Area = 1064 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 840 | | | |
| Addition | Siding | Crawl | 224 | | | |
| | | | Total: | 83,017 | 40,678 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 2,703 | |
| Water Well, 200 Feet | | | 1 | 11,467 | 5,619 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 160 | 10,800 | 8,208 | *7 |
| WPP | | | 175 | 5,259 | 2,577 | |
| Deck | | | | | | |
| Treated Wood | | | 80 | 2,346 | 1,150 | |
| Treated Wood | | | 32 | 1,454 | 712 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 3,614 | 1,771 | |
| | | | Totals: | 123,473 | 63,418 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 62,340

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2007 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 13
Floor Area: 0
Total Base New : 28,120 E.C.F.
Total Depr Cost: 24,464 X 0.983
Estimated T.C.V: 24,048

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 780
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2007
(11) Heating System: No Heating/Cooling
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: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 780 | 27,050 | 23,533 |
| Door Opener | | | 2 | 1,070 | 931 |
| | | | Totals: | 28,120 | 24,464 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 24,048

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

Parcel Number: 010-207-018-10 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: 0 (*) | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RAUTIO DENNIS C & MARGRET A<br>21368 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 40,005 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 8 ACRE | | | 7.62 Acres | | 5250 | 100 | | 40,005 |
| | | | 7.62 Total Acres | | Total Est. Land Value = | | | 40,005 |

Public Improvements

- 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

Tax Description

P5-7-12 SEC 7 T54N R33W PART OF FRL SW 1/4 OF FRL SW 1/4 D/F BEGAT NW COR OF SW 1/4 OF SW 1/4, TH S ALG SEC LINE ON W SIDE OF SEC 7 130', TH S 32 DEG 28' E 212',TH S 72 DEG 16' E 200'TH S 53 DEG 33' E 254.78',TH S 20 DEG 7'E 52.95', TH DUE E 577.76',TH S 746.23' TO PT IN CEN OF MAIN RD RNG E & W, TH E 217.58' TO SUB-DIV OF SW 1/4 OF SE 1/4 &SE 1/4 OF SW 1/4 TH N ON SUB-DIV LINE 1320', TH W TO POB. EXCEPT 11.18 AC SPLIT TO 010-207-018-20 7.62 A M/L SPLIT ON 09/28/2010 INTO 010-207-018-10 (7.62 A M/L), 010-207-018-20 (11.18 A M/L);

Comments/Influences

Split/Comb. on 09/28/2010 completed 09/28/2010 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-207-018-00;
Child Parcel(s): 010-207-018-10, 010-207-018-20;
---

| Who | When | What |
|---|---|---|

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 20,003 | 0 | 20,003 | | | 3,368C |
| 2023 | 14,478 | 0 | 14,478 | | | 3,208C |
| 2022 | 14,478 | 0 | 14,478 | | | 3,056C |
| 2021 | 11,430 | 0 | 11,430 | | | 2,959C |

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

Parcel Number: 010-207-018-20 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. |
|---|---|---|---|---|---|---|---|---|
| RAUTIO DENNIS C & MARGRET | HOUGHTON CO RD COMMISSION | 11,200 | 02/08/2008 | WD | 03-ARM'S LENGTH | 2010/00147 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

DENTON RD

Owner's Name/Address

HOUGHTON CO RD COMMISSION
HOUGHTON MI 49931

Class: COMMERCIAL-VACANT Zoning: 0 (*)

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Tax Description

A PARCEL OF LAND IN THE SW 1/4 OF SEC 7-54-33; COM AT THE NW CORNER OF SW 1/4 OF SW 1/4 WHICH POINT IS N 00 DEG 05' 30" E 1315.72' FROM THE SW CORNER OF SEC 7 AND THE POB; TH S 89 DEG 34' 36" E 13.32' TO THE EASTERLY ROW OF PILGRIM ROAD (CO. RD P101); TH CONTINUING ALONG SAID NORTH LINE, S 89 DEG 34' 36" E 150'; TH S 00 DEG 43' 21" W 34.36';TH 237' ALONG 473.17' RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING S 45 EG 31' 05" E 234.53'; TH S 59 DEG 52' 02" E 187.65'; TH 374.71' ALONG A 527.49' RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING S 39 DEG 31' 00" E 366.88'; TH N 89 DEG 29' 56" W 163.59' TO THE NORTHEASTERLY ROW OF PARADISE ROAD (CO RD P102); TH N 89 DEG 29' 56" W 37.92'; T HALONG THE C/L OF PARADISE ROAD THE FOLLOWING 3 COURSES; 176.5' ALONG A 344.49' RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING N 45 DEG 11' 38" W 174.53'; ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Split/Comb. on 09/28/2010 completed 09/28/2010 LISA OWNER'S REQUEST; Parent Parcel(s): 010-207-018-00; Child Parcel(s): 010-207-018-10, 010-207-018-20;

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Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 11.18 Acres | | | 0 | 100 | | 0 |
| | | 11.18 Total Acres | | | Total Est. Land Value = | | | 0 |

| 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 |

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

Parcel Number: 010-207-019-00 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 |
|---|---|---|---|---|---|---|
| 21220 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| GRZELAK LYNN D<br>7190 CONSERVATION ST NE<br>ADA MI 49301 | 2024 Est TCV 66,470 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Tax Description

P5-7-13 SEC 7 T54N R33W PART OF FRL SW 1/4 OF FRL SW 1/4 BEG AT A PT WHICH IS SE COR OF SEC 12 T54N R34W AS POB RUN 0 DEG 5' 30" E 1190', TH S 32 DEG 28' E 212', TH S 72 DEG 16' E 200', TH S 53 DEG 33' E 254.78', TH S 20 DEG 7' 52.95', TH DUE E 577.76', TH S 746.23', TH W ON SEC LINE TO POB, EXCEPT A 66' WIDE STRIP FOR COUNTY ROADS R/W CONTAINING 1.65 A. 19.55 A.

Comments/Influences

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 20 ACRES | | | 19.55 Acres | | 3400 | 100 | | 66,470 |
| | | | 19.55 Total Acres | | Total Est. Land Value = | | | 66,470 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 33,235 | 0 | 33,235 | | | 7,620C |
| 2023 | 21,505 | 0 | 21,505 | | | 7,258C |
| 2022 | 21,505 | 0 | 21,505 | | | 6,913C |
| 2021 | 21,505 | 0 | 21,505 | | | 6,693C |

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

Parcel Number: 010-207-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21368 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RAUTIO DENNIS C & MARGRET A<br>21368 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 305,733 TCV/TFA: 199.04 | | | | | |

X Improved | Vacant

Taxpayer's Name/Address

RAUTIO DENNIS C & MARGRET A
21368 DENTON RD
CHASSELL MI 49916

Tax Description

P5-7-14 SEC 7 T54N R33W SE 1/4 OF FRL SW 1/4 LESS PAR D/F: COM AT S 1/4 COR AS POB TH N 313', TH W 155.57', TH S 313', TH E 155.57' TO POB.CONT 38.88 ACRES M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 04/10/2009 | DATA ENTER |
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 39 ACRES | | | 38.88 Acres | | 2100 | 100 | | 81,648 |
| | | | 38.88 Total Acres | | | Total Est. Land Value = | | 81,648 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 31.62 | 80 | 46 | 1,164 |
| Wood Frame | 31.62 | 80 | 46 | 1,164 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,328 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,824 | 112,043 | 152,867 | | | 59,204C |
| 2023 | 37,714 | 102,164 | 139,878 | | | 56,385C |
| 2022 | 37,714 | 89,524 | 127,238 | | | 53,700C |
| 2021 | 37,714 | 89,621 | 127,335 | | | 51,985C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2 1/4

| Yr Built | Remodeled |
|---|---|
| 1906 | 1992 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Hardwood
Other: Hardwood
Other: Softwood

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | 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 |
| X | 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 |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 2 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 1,536
Total Base New : 262,315 E.C.F.
Total Depr Cost: 225,592 X 0.983
Estimated T.C.V: 221,757

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | WGEP (1 Story) |
| 128 | WGEP (1 Story) |
| 240 | WCP (1 Story) |

**(17) Garage**

Year Built: 1950
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: 594
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 1/4 Cls C Blt 1906
(11) Heating System: Heat Pump
Ground Area = 768 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Basement | 768 | | |
| | | | Total: | 195,562 | 168,184 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,616 |
| Separate Shower | | | 1 | 1,331 | 1,145 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| WGEP (1 Story) | | | 32 | 4,764 | 4,097 |
| WGEP (1 Story) | | | 128 | 11,167 | 9,604 |
| WCP (1 Story) | | | 240 | 8,736 | 7,513 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 594 | 24,794 | 21,323 |
| Door Opener | | | 1 | 535 | 460 |
| Fireplaces | | | | | |
| Wood Stove | | | 2 | 4,994 | 4,295 |
| | | | Totals: | 262,315 | 225,592 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 221,757

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

Parcel Number: 010-207-020-25 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. |
|---|---|---|---|---|---|---|---|---|
| HECKEL WALTER ERIC & LINDA | HECKEL WALTER ERIC | 0 | 12/15/2004 | QC | 03-ARM'S LENGTH | 167/40 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

21492 DENTON RD

**Owner's Name/Address**

HECKEL WALTER ERIC
21492 DENTON RD
CHASSELL MI 49916

**Tax Description**

P5-7-14A SEC 7 T54N R33W PT OF SE 1/4 OF FRL SW 1/4 D/F: COM AT THE S 1/4 COR OF SAID SEC AS POB, TH N ALG N/S 1/4 LINE 313', TH W 155.57', TH S 313' TO S LINE OF SAID SEC, TH E 155.57' TO POB. CONT 1.12 ACRE M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/01/1996

MAP #:

2024 Est TCV 205,824 TCV/TFA: 204.19

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 04/26/2005 | 05-029 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 1.12 Acres | | 13000 | 100 | | 14,560 |
| | | | 1.12 Total Acres | | | Total Est. Land Value = | | 14,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 15.28 | 98 | 74 | 1,108 |
| Sauna | 6,499.14 | 1 | 85 | 5,524 |
| Wood Frame | 22.09 | 420 | 84 | 7,794 |
| Wood Frame | 27.08 | 128 | 74 | 2,565 |
| Total Estimated Land Improvements True Cash Value = | | | | 16,991 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,280 | 95,632 | 102,912 | | | 67,683C |
| 2023 | 5,385 | 87,654 | 93,039 | | | 64,460C |
| 2022 | 5,385 | 64,928 | 70,313 | | | 58,150C |
| 2021 | 6,720 | 65,051 | 71,771 | | | 56,293C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1993 | 2009 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1512 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| 2 | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: CD
Effec. Age: 28
Floor Area: 1,008
Total Base New : 186,888 E.C.F.
Total Depr Cost: 134,561 X 0.983
Estimated T.C.V: 132,273

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 240 | WCP (1 Story) |
| 504 | WCP (1 Story) |
| 120 | Treated Wood |
| 44 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1993
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,008 | | |
| | | | Total: | 132,963 | 95,734 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Above Grade | | | 2 | 3,240 | 2,333 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,720 |
| Vent Fan | | | 1 | 201 | 145 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,206 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,822 |
| Porches | | | | | |
| WCP (1 Story) | | | 240 | 7,826 | 5,635 |
| WCP (1 Story) | | | 504 | 14,354 | 10,335 |
| Foundation: Basement | | | 504 | 11,022 | 7,936 |
| Deck | | | | | |
| Treated Wood | | | 120 | 2,819 | 2,030 |
| Treated Wood | | | 44 | 1,599 | 1,151 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,103 | 1,514 |
| | | | Totals: | 186,888 | 134,561 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 132,273

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 26
Floor Area: 0
Total Base New : 57,738 E.C.F.
Total Depr Cost: 42,726 X 0.983
Estimated T.C.V: 42,000

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 309 | CCP (1 Story) |

**(17) Garage**

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: 1080
% Good: 0
Storage Area: 1080
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 520
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

| Stories / Exterior / Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Porches | | | |
| CCP (1 Story) | 309 | 6,742 | 4,989 |
| Garages | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Storage Over Garage | 1080 | 12,928 | 9,567 |
| Base Cost | 1080 | 30,445 | 22,529 |
| Carports | | | |
| Comp.Shingle | 520 | 7,623 | 5,641 |
| Totals: | | 57,738 | 42,726 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 42,000

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

Parcel Number: 010-207-022-00 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. |
|---|---|---|---|---|---|---|---|---|
| MEYERS MARTIN J & JERI L | JOHNSON DEAN L | 35,000 | 03/20/2017 | WD | 03-ARM'S LENGTH | 2017/01670 | DEED | 100.0 |
| | | 4,000 | 10/01/1996 | WD | 03-ARM'S LENGTH | 137:435 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

DENTON RD

Owner's Name/Address

JOHNSON DEAN L
1512 BROOKSIDE DR
HOUGHTON MI 49931

Tax Description

P5-7-16
SEC 7 T54N R33W
NW 1/4 OF SE 1/4. 40 A.

Comments/Influences

Class: TIMBER CUTOVER-IMP Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/09/2018 Qual. Fr. PA 42

MAP #:

2024 Est TCV 48,560

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,280 | 0 | 24,280 | | | 24,098C |
| 2023 | 23,800 | 0 | 23,800 | | | 22,951C |
| 2022 | 23,500 | 0 | 23,500 | | | 21,859C |
| 2021 | 24,000 | 0 | 24,000 | | | 21,161C |

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

Parcel Number: 010-207-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 92,000 | 08/01/1999 | WD | 03-ARM'S LENGTH | 147:884 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21750 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | 06/01/2022 | 2018-999-014 | FOUNDATION |
| | P.R.E. 100% 04/21/2014 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DILLINGER ROBIN E<br>21750 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 213,215 TCV/TFA: 107.85 | | | | | |

X Improved | Vacant

Public Improvements

- 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

Tax Description

P5-7-17 SEC 7 T54N R33W SW 1/4 OF SE 1/4 EXC COM AT SW COR OF SW1/4 OF SE 1/4 TH E 624', TH N 1040', TH W 624' TH S 1040' TO POB (P5-7-17A) ALSOEXC PORTION SOLD TO SAUVOLA (P5-7-17D). 19.50 A.

Comments/Influences

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 19.500 Acres | | 3,431 | 100 | | 66,900 |
| | | | 19.50 Total Acres | | Total Est. Land Value = | | | 66,900 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 33,450 | 73,158 | 106,608 | | | 76,598C |
| 2023 | 21,900 | 66,933 | 88,833 | | | 72,951C |
| 2022 | 21,900 | 60,527 | 82,427 | | | 69,478C |
| 2021 | 21,900 | 60,641 | 82,541 | | | 67,259C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1982 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 36
Floor Area: 1,977
Total Base New : 232,136 E.C.F.
Total Depr Cost: 148,845 X 0.983
Estimated T.C.V: 146,315

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | Treated Wood |

**(17) Garage**

Year Built:
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: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1982
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1436 SF Floor Area = 1977 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Bi-Level | Siding | Bi-Lev. 80% | 676 | | | |
| 1 Story | Siding | Blt-in Gar. | 720 | | | |
| 1 Story | Siding | Overhang | 40 | | | |
| | | Total: | | 197,122 | 126,159 | |

Other Additions/Adjustments

| | | | | |
|---|---|---|---|---|
| Water/Sewer | | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,047 | |
| Water Well, 50 Feet | 1 | 2,629 | 1,683 | |
| Deck | | | | |
| Treated Wood | 192 | 3,942 | 2,799 | *7 |
| Garages | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | |
| Base Cost | 720 | 28,404 | 18,179 | |
| Common Wall: 2 Wall | 1 | -5,257 | -3,364 | |
| Door Opener | 1 | 535 | 342 | |
| | Totals: | 232,136 | 148,845 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 146,315

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

Parcel Number: 010-207-024-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 82,900 | 06/01/2004 | WD | 03-ARM'S LENGTH | 165:176 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21610 DENTON RD

Owner's Name/Address

MANDERFIELD ADAM, JARED & DAVID
21610 DENTON RD
CHASSELL MI 49916

Tax Description

P5-7-17A SEC 7 T54N R33W
PART OF SW 1/4 OF SE 1/4
D/F, COM AT SW COR OF SW 1/4 OF SE 1/4,
TH E 624', TH N 1040' TH W 624', TH S
1040' TO POB, EXCEPT
DESC P5-7-17B (HECKLE)
P5-7-17C (L HONGISTO).
EXCEPTIONS D/F
COM AT THE SW CORN OF TH SW 1/4 OF SE 1/4
TH E 75', TH N150', TH W 75', TH S 150';
AND
COM AT THE SW CORN OF TH SW 1/4 OF SE 1/4
TH E 91' TO POB; TH E 300', TH N 150',
TH W 300', TH S 150 TO POB;

13.71 A. 165/176

Comments/Influences

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Licensed To: Township of Portage, County
of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 231,478 TCV/TFA: 261.85

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/27/2008 | 08-258 | FOUNDATION |
| PORCH | 05/25/2007 | 07-095 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 09/26/2008 | DATA ENTER |
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 13.710 Acres | | 3,932 | 100 | | 53,904 |
| | | | 13.71 Total Acres | | Total Est. Land Value = | | | 53,904 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,549 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,952 | 88,787 | 115,739 | | | 45,882C |
| 2023 | 19,710 | 81,111 | 100,821 | | | 43,698C |
| 2022 | 19,710 | 71,111 | 90,821 | | | 41,618C |
| 2021 | 20,484 | 71,109 | 91,593 | | | 40,289C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Tile |

**(7) Excavation**

Basement: 506 S.F.
Crawl: 252 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 728 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| X | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 27
Floor Area: 884
Total Base New : 233,620 E.C.F.
Total Depr Cost: 176,017 X 0.983
Estimated T.C.V: 173,025

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2008
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 672
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 758 SF Floor Area = 884 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 | 506 | | | *8 |
| 1 Story | Siding | Crawl Space | 160 | | | *8 |
| 1 Story | Siding | Crawl Space | 92 | | | *8 |
| | | | Total: | 124,729 | 99,756 | |
| Other Additions/Adjustments | | | | | | |
| Basement Living Area | | | 728 | 25,546 | 18,649 | |
| Plumbing | | | | | | |
| Vent Fan | | | 1 | 247 | 200 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 672 | 27,075 | 20,577 | *7 |
| Door Opener | | | 1 | 535 | 407 | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 24,278 | 18,451 | *7 |
| Door Opener | | | 1 | 535 | 407 | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 440 | 20,253 | 9,316 | *4 |
| Door Opener | | | 1 | 535 | 246 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,023 | |
| | | | Totals: | 233,620 | 176,017 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-207-024-25 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21574 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 08/24/2005 | 05-266 | FOUNDATION |
| | P.R.E. 100% 02/17/2006 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MANDERFIELD ADAM N<br>21574 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 271,777 TCV/TFA: 138.10 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.300 | Acres | 12,308 | 100 | | 16,000 |
| | | | 1.30 | Total Acres | | Total Est. Land Value = | | 16,000 |

Tax Description

SEC7 T54N R33W P5-7-17D PRT OF TH SW 1/4 OF TH SE 1/4 OF SEC D/F: COM @ TH SW COR OF TH SW 1/4 OF THSE 1/4 OF SEC. TH E ALNG TH S LN OF SEC 391'; TH N 150 TO POB; TH W 300'; TH N 200'; TH E 300'; TH S 200' TO POB; 1.3 AC M/L.

Comments/Influences

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,000 | 127,889 | 135,889 | | | 58,312C |
| 2023 | 6,250 | 116,482 | 122,732 | | | 55,536C |
| 2022 | 6,250 | 102,047 | 108,297 | | | 52,892C |
| 2021 | 6,900 | 102,240 | 109,140 | | | 51,203C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 1 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1968 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | | |
| | Wood | | Coal | | Steam | | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 9
Floor Area: 1,968
Total Base New : 285,934 E.C.F.
Total Depr Cost: 260,200 X 0.983
Estimated T.C.V: 255,777

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2005
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: 720
% Good: 91
Storage Area: 720
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2005
(11) Heating System: Radiant (in-floor), Wood Furnace Add-On
Ground Area = 1968 SF Floor Area = 1968 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 | Slab | 1,248 | | |
| 1 Story | Siding | Slab | 720 | | |
| | | | Total: | 239,507 | 217,951 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 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 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 720 | 28,404 | 25,848 |
| Storage Over Garage | 720 | 9,684 | 8,812 |
| Common Wall: 1 Wall | 1 | -2,628 | -2,391 |
| Door Opener | 1 | 535 | 487 |
| | Totals: | 285,934 | 260,200 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 255,777

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

Parcel Number: 010-207-025-00 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. |
|---|---|---|---|---|---|---|---|---|
| MAC HOUGHTON PROPERTIES LL | GIBSON CASSIE J | 105,000 | 08/17/2022 | WD | 03-ARM'S LENGTH | 2022/04396 | PROPERTY TRANSFER | 100.0 |
| JAEHNIG GEORGE F | MAC HOUGHTON PROPERTIES LI | 0 | 09/06/2012 | QC | 09-FAMILY | 2012/05308 | DEED | 100.0 |
| HOUSING & URBAN DEVELOP SE | JAEHNIG GEORGE | 39,000 | 08/30/2012 | QC | 10-FORECLOSURE | 2012/05307 | DEED | 100.0 |
| WELLS FARGO BANK | HOUSING & URBAN DEVELOP SE | 1 | 03/30/2012 | WD | 10-FORECLOSURE | 2012/01848 | DEED | 100.0 |

Property Address

21506 DENTON RD

Owner's Name/Address

GIBSON CASSIE J
1716 S MAIN AVE
PORTALES NM 88130

Tax Description

SEC 7 T54N R33W
PART OF SW 1/4 OF SE 1/4
D/F, COMMENCING AT THE SW CORNER OF THE SW 1/4 OF SE 1/4 POB,
TH E 75',
TH N 150',
TH W 75' TO C/L OF SEC 7,
TH S ALONG SAID C/L 150' TO POB. 0.26 A

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/01/2022

MAP #: P5-7-17B

2024 Est TCV 107,846 TCV/TFA: 56.64

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 75.00 | 150.00 | 0.9221 | 1.0000 | 85 | 100 | | 5,878 |
| 75 Actual Front Feet, 0.26 Total Acres | | | | | | | Total Est. Land Value = | 5,878 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Concrete | 6.35 | 159 | 84 | 848 |
| Wood Frame | 30.53 | 64 | 69 | 1,348 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,196 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,939 | 50,984 | 53,923 | | | 51,796C |
| 2023 | 2,559 | 46,771 | 49,330 | | | 49,330S |
| 2022 | 1,250 | 59,868 | 61,118 | | 61,118W | 43,365C |
| 2021 | 1,560 | 59,983 | 61,543 | 45,000M | | 41,980C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| | Wood Frame |
| X | Metal Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1996 DOUB | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Very Good
Effec. Age: 26
Floor Area:
Total Base New : 178,067 E.C.F.
Total Depr Cost: 101,497 X 0.983
Estimated T.C.V: 99,772

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | Treated Wood |
| 24 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Very Good Blt 1996
(11) Heating System: Wall Furnace
Ground Area = 1904 SF Floor Area = 1904 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 | Ribbed | Metal | 1904 | | |
| | | | Total: | 148,550 | 84,673 |
| Other Additions/Adjustments | | | | | |
| 42" frost-free footings, foundation | | | 192 | 12,532 | 7,143 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,984 | 3,411 |
| Water Well, 50 Feet | | | 1 | 3,023 | 1,723 |
| Block Foundation | | | 384 | 5,622 | 3,205 |
| Deck | | | | | |
| Treated Wood | | | 24 | 1,178 | 671 |
| Treated Wood | | | 24 | 1,178 | 671 |
| | | | Totals: | 178,067 | 101,497 |

Notes: DOUBLE WIDE
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 99,772

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

Parcel Number: 010-207-026-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21564 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| NAKKULA JAMES & SUE<br>21564 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 170,263 TCV/TFA: 121.62 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.030 Acres | | 12,913 | 100 | | 13,300 |
| | | | 1.03 Total Acres | | Total Est. Land Value = | | | 13,300 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.18 | 180 | 46 | 1,836 |
| Wood Frame | 29.62 | 70 | 46 | 954 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,790 |

Public Improvements

- X Paved Road
- X Electric

Topography of Site

- X Rolling

Tax Description

P5-7-17C SEC 7 T54N R33W PART OF SW 1/4 OF SE 1/4 SEC 7 T54N R33WD/F, COM AT THE SW COR OF THE SW 1/4 OF SE 1/4, TH E 91' TO POB, TH E 300', TH N150', TH W 300', TH S 150' TO POB. 1.03A. 133/1183

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,650 | 78,482 | 85,132 | | | 59,743C |
| 2023 | 4,952 | 71,554 | 76,506 | | | 56,899C |
| 2022 | 4,952 | 62,710 | 67,662 | | | 54,190C |
| 2021 | 6,090 | 62,744 | 68,834 | | | 52,459C |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

Room List

| | |
|---|---|
| 1 | Basement |
| 8 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1400 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 9
Floor Area: 1,400
Total Base New : 172,351 E.C.F.
Total Depr Cost: 156,839 X 0.983
Estimated T.C.V: 154,173

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 360 | Treated Wood |
| 112 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 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 | Crawl Space | 1,400 | | |
| | | | Total: | 154,332 | 140,442 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 2,312 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 4,052 |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,302 |
| Deck | | | | | |
| Treated Wood | | | 360 | 5,825 | 5,301 |
| Treated Wood | | | 112 | 2,670 | 2,430 |
| | | | Totals: | 172,351 | 156,839 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 154,173

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

Parcel Number: 010-207-027-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21708 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SAUVOLA GEORGE J & ETAL<br>21708 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 120,114 TCV/TFA: 137.43 | | | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Taxpayer's Name/Address

SAUVOLA GEORGE J & ETAL
21708 DENTON RD
CHASSELL MI 49916

Tax Description

P5-7-17D SEC 7 T54N R33W PART OF THE SW 1/4 OF SE 1/4 SEC 7 T54N R33W D/F, COM AT THE 1/4 COR BET SECS 7 & 18, TH E 624' ALONG THE C/L OF CO RD, TH N 33' TO THE N R/W OF THE CO RD & POB, TH CONT N 350', TH E 685', TH S 350' TO THE N R/W OF THE CO RD TH W 685' ALONG SAID N R/W OF CO RD TO POB. 5.50 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 5.500 Acres | | 5,841 | 100 | | 32,125 |
| | | | 5.50 Total Acres | | Total Est. Land Value = | | | 32,125 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.91 | 320 | 79 | 5,791 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,791 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,063 | 43,994 | 60,057 | | | 21,890C |
| 2023 | 12,875 | 40,488 | 53,363 | | | 20,848C |
| 2022 | 12,875 | 35,493 | 48,368 | | | 19,856C |
| 2021 | 11,985 | 33,675 | 45,660 | | | 19,222C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1957 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 874 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 47
Floor Area: 874
Total Base New : 117,071 E.C.F.
Total Depr Cost: 62,047 X 0.983
Estimated T.C.V: 60,992

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 18 | WCP (1 Story) |
| 16 | WGEP (1 Story) |
| 264 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1957
(11) Heating System: Forced Air w/ Ducts
Ground Area = 874 SF Floor Area = 874 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 | Crawl Space | 874 | | |
| | | | Total: | 102,680 | 54,420 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,360 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,341 |
| Deck | | | | | |
| Treated Wood | | | 264 | 4,757 | 2,521 |
| Porches | | | | | |
| WCP (1 Story) | | | 18 | 1,245 | 660 |
| WGEP (1 Story) | | | 16 | 1,406 | 745 |
| | | | Totals: | 117,071 | 62,047 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 60,992

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - Bank (2 Story) - G | | | | |
| Year Built | 1930 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | 4 Wall, 124 | | | | |
| Height | 18 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 32 x 30 = 960 | | | | |
| Cost New | $ 50,170 | | | | |
| Phy./Func./Econ. %Good | 43/100/100 43.0 | | | | |
| Depreciated Cost | $ 21,573 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->*<br><br>Unit-In-Place ->*<br><br>Items ->* | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 43 | | | | |
| Est. True Cash Value | $ 21,206 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 21206 / All Cards: 21206 | | | | | |

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

Parcel Number: 010-207-028-20 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. |
|---|---|---|---|---|---|---|---|---|
| MADACEY JOHN R, TARSI, LUC | OLD US 41, INC | 0 | 10/30/2008 | WD | 03-ARM'S LENGTH | 2008/06444 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

OLD US 41 INC
810 CARP RIVER LANE SUITE 4
ISHPEMING MI 49849

Tax Description

SEC 7 T54N R33W
E 66' OF SE 1/4 OF SE 1/4.

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 20,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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 |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.000 | Acres | 10,000 | 100 | | 20,000 |
| | | | 2.00 | Total Acres | | Total Est. Land Value = | | 20,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,000 | 0 | 10,000 | | | 386C |
| 2023 | 8,200 | 0 | 8,200 | | | 368C |
| 2022 | 8,200 | 0 | 8,200 | | | 351C |
| 2021 | 9,000 | 0 | 9,000 | | | 340C |

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

Parcel Number: 010-207-028-30 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. |
|---|---|---|---|---|---|---|---|---|
| OLD US 41 INC | HOUGHTON COUNTY ROAD COMMI | 0 | 09/03/2015 | WD | 03-ARM'S LENGTH | 2015/05748 | DEED | 100.0 |
| MADACEY JOHN R & TARSI JAM | OLD US 41, INC | 0 | 10/30/2008 | WD | 03-ARM'S LENGTH | 2008/06443 | DEED | 100.0 |
| LAUX JOHN V | MADACEY JOHN R & TARSI JAN | 0 | 01/03/2008 | WD | 03-ARM'S LENGTH | 2008/06438 | DEED | 100.0 |
| | | | | | | | | |

Property Address

Owner's Name/Address

HOUGHTON COUNTY ROAD COMMISSION
20140 GAGNON CIRCLE
HANCOCK MI 49930

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 2.004 Acres | | 46,990 | 100 | | 94,168 |
| | | | 2.00 Total Acres | | | Total Est. Land Value = | | 94,168 |

Public Improvements

- 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

Tax Description

P5-7-18
SEC 7 T54N R33W
PART SE 1/4 OF SE 1/4; A 66' WIDE PARCEL LYING 33' OF EACH SIDE OF FOLL CTRLINE; FROM SE COR OF SEC 7 N 89 DEG 11' 32" W ALG S LINE OF SEC 7 349.17' TO POB; TH N 00 DEG 00' 46" W 926.74' TO POB OF A 206.97' RAD CURVE TO RT; TH ALG CURVE A CHORD BEARING N 18 DEG 26' 12" E 125.91' TO POB OF CURVE; TH N 36 DEG 16' 54" E 340.69' TO N LINE OF SE 1/4 OF SE 1/4 AND POB. .984 A. M/L
AND
FR TH SE CR OF SEC 7 N89*11'32"W ALG S LINE FO SEC 381.72'; TH N00*00'46"W 928.93'; TH ALG A 239.97' RADIUS CURVE TO RT , TH ALG SAID CURVE A CHORD BEARING N18*26'12"E 145.99 TO THE POB; TH N36*16'54"E 314.85' TO THE N LINE OF TH SE1/4 OF SE 1/4 OF SEC 7; TH S89*55'12"W ALG SAID N LINE 6.82'; TH S 35*15'56"W
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

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

Parcel Number: 010-207-401-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| EAGLE DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | 2024 Est TCV 135,200 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Tax Description

SEC 7 T54N R33W
PART OF THE NE 1/4 OF SE 1/4 D/F
EAGLE DRIVE -00
COMM AT E 1/4 CRN OF SECT 7 T54N R33W; TH S 01°03'27" W 269.85' ALG E LINE OF SECT 7 TO ROW OF FAIRWAY VIEW DRIVE (CONVEYED TO HOUGHTON COUNTY ROAD COMMISSION IN WARRANTY DEED DOC. #2015R-05748); TH ALG CO RDROW FOLLOWING 2 COURSES: N 89°06'19" W 33.66'; TH S 01°03'27" W 342.34' TO POB; TH CONT S 01°03'27" W 100.00' ALG CO RD ROW; TH N 88°24'38" W 804.91' TO BEG OF A NON-TANGENT 150 FOOT RADIUS CURVE TO RIGHT; TH 840.52' ALG ARC OF CURVE THROUGH AN INCLUDED ANGLE OF 321°03'27" WITH A CHORD THAT BEARS N 01°35'22" E 100.00'; TH S 88°24'38" E 803.98' TO POB, 3.46 A.

***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 3.460 Acres | | 39,075 | 100 | | 135,200 |
| | | | 3.46 Total Acres | | | Total Est. Land Value = | | 135,200 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 67,600 | 0 | 67,600 | | | 2,280C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-207-401-01 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 |
|---|---|---|---|---|---|---|
| EAGLE DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | 2024 Est TCV 33,963 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 293.33 | 575.00 | 0.9263 | 1.0000 | 125 | 100 | | 33,963 |
| 293 Actual Front Feet, 3.87 Total Acres | | | | | | | Total Est. Land Value = | 33,963 |

Public Improvements

- 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

Tax Description

SEC 7 T54N R33W
PART OF THE NE 1/4 OF SE 1/4 D/F
PARCEL 1
COMM AT E 1/4 CRN OF SECT 7 T54N R33W; TH S 01°03'27" W 269.85' ALG E LINE OF SECT 7 TO ROW OF FAIRWAY VIEW DRIVE ; TH ALG CO RDROW FOLLOWING 2 COURSES: N 89°06'19" W 33.66'; TH S 01°03'27" W 442.34' TO POB; TH CONT ALG CO RDROW FOLLOWING 3 COURSES: S 01°03'27" W 338.22'; TH S 15°29'53" W 164.59'; TH S 36°23'07" W 139.24' TO S 1/16TH LINE OF SECT 7; TH N 88°18'43" W 177.43' ALG S 1/16TH LINE OF SECT 7; TH N 01°35'22" E 612.01'; TH S 88°24'38" E 293.33' TO POB 3.87 A.

PARCEL 010-207-021-00 SPLIT FOR 2024 INTO
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,982 | 0 | 16,982 | | | 2,549C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-207-401-02 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

EAGLE DR

Owner's Name/Address

PILGRIM RIVER DEVELOPMENT LLC
41353 US 41
CHASSELL MI 49916

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 37,003

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 326.51 | 612.00 | 0.9066 | 1.0000 | 125 | 100 | | 37,003 |
| 327 Actual Front Feet, 4.59 Total Acres | | | | | | | Total Est. Land Value = | 37,003 |

Tax Description

SEC 7 T54N R33W
PART OF THE NE 1/4 OF SE 1/4 D/F
PARCEL 2
COMM AT E 1/4 CRN OF SECT 7 T54N R33W; TH S 01°03'27" W 269.85' ALG E LINE OF SECT 7 TO ROW OF FAIRWAY VIEW DRIVE; TH ALG CO RD ROW FOLLOWING 2 COURSES: N 89°06'19" W 33.66'; TH S 01°03'27" W 442.34'; TH N 88°24'38" W 293.33' TO POB; TH S 01°35'22" W 612.01' TO S 1/16TH LINE OF SECT 7; TH N 88°18'43" W 326.51' ALG S 1/16TH LINE OF SECT 7; TH N 01°35'22" E 611.45'; TH S 88°24'38" E 326.51' TO POB, 4.59 A.

PARCEL 010-207-021-00 SPLIT FOR 2024 INTO 010-207-401-01, -02, -03, -04, -05, -06,
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,502 | 0 | 18,502 | | | 3,026C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

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

Parcel Number: 010-207-401-03 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 |
|---|---|---|---|---|---|---|
| EAGLE DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | 2024 Est TCV 37,003 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 326.51 | 579.00 | 0.9066 | 1.0000 | 125 | 100 | | 37,003 |
| 327 Actual Front Feet, 4.34 Total Acres | | | | | | | Total Est. Land Value = | 37,003 |

Public Improvements

- 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

Tax Description

SEC 7 T54N R33W
PART OF THE NE 1/4 OF SE 1/4 D/F
PARCEL 3
COMM AT E 1/4 CRN OF SECT 7 T54N R33W; TH S 01°03'27" W 269.85’ ALG E LINE OF SECT 7 TO ROW OF FAIRWAY VIEW DRIVE ; TH ALG CO RDROW FOLLOWING 2 COURSES: N 89°06'19" W 33.66’; TH S 01°03'27" W 442.34’; TH N 88°24'38" W 619.84’ TO POB; TH S 01°35'22" W 611.45’ TO S 1/16TH LINE OF SECT 7; TH N 88°18'43" W 326.51’ ALG S 1/16TH LINE OF SECT 7; TH N 01°35'22" E 510.88’ TO BEG OF A NON-TANGENT 150 FOOT RADIUS CURVE TO LEFT; TH 184.64’ NE’LY ALG ARC OF CURVE THROUGH AN INCLUDED ANGLE OF 70°31'43" WITH A CHORD THAT BEARS N 56°19'30" E 173.20’; TH S 88°24'38" E 185.09’ TO POB, 4.34 A.

***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,502 | 0 | 18,502 | | | 2,860C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-207-401-04 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 |
|---|---|---|---|---|---|---|
| EAGLE DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | 2024 Est TCV 36,498 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 320.95 | 610.00 | 0.9097 | 1.0000 | 125 | 100 | | 36,498 |
| 321 Actual Front Feet, 4.49 Total Acres | | | | | | | Total Est. Land Value = | 36,498 |

Public Improvements

- 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

Tax Description

SEC 7 T54N R33W
PART OF THE NE 1/4 OF SE 1/4 D/F
PARCEL 4
COMM AT E 1/4 CRN OF SECT 7 T54N R33W; TH N 88°30'31" W 1305.43’ ALG E/W 1/4 LINE OF SECT 7 TO E 1/16TH CRN OF SECT 7; TH S 01°06'25" W 660.36’ ALG E 1/16TH LINE OF SECT 7 TO POB; TH S 88°24'38" E 176.51’ TO BEG OF A NON-TANGENT 150 FOOT RADIUS CURVE TO LEFT; TH 235.62’ S/E’LY ALG ARC OF CURVE THROUGH AN INCLUDED ANGLE OF 90°00'00" WITH A CHORD THAT BEARS S 43°24'38" E 212.13’; TH S 01°35'22" W 510.88’ TO S 1/16TH LINE OF SECT 7; TH N 88°18'43" W 320.95’ ALG S 1/16TH LINE OF SECT 7 TO SE 1/16TH CRN OF SECT 7; TH N 01°06'25" E 660.36’ ALG E 1/16TH LINE OF SECT 7 TO POB, 4.50 A.

***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,249 | 0 | 18,249 | | | 2,966C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-207-401-05 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 |
|---|---|---|---|---|---|---|
| EAGLE DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | MAP #: | | | | | |
| | 2024 Est TCV 37,506 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 332.07 | 602.00 | 0.9036 | 1.0000 | 125 | 100 | | 37,506 |
| 332 Actual Front Feet, 4.59 Total Acres | | | | | | | Total Est. Land Value = | 37,506 |

Public Improvements

- 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

Tax Description

SEC 7 T54N R33W
PART OF THE NE 1/4 OF SE 1/4 D/F

PARCEL 5
COMM AT E 1/4 CRN OF SECT 7 T54N R33W; TH N 88°30'31" W 973.36’ ALG E/W 1/4 LINE OF SECT 7 TO POB; TH S 01°35'22" W 510.90’ TO BEG OF A NON-TANGENT 150 FOOT RADIUS CURVE TO LEFT; TH 235.62’ SW/LY ALG ARC OF CURVE THROUGH AN INCLUDED ANGLE OF 90°00'00" WITH A CHORD THAT BEARS S 46°35'22" W 212.13’; TH N 88°24'38" W 176.51’ TO E 1/16TH LINE OF SECT 7; TH N 01°06'25" E 660.36’ ALG E 1/16TH LINE OF SECT 7 TO E 1/16TH CRN OF SECT 7; TH S 88°30'31" E 332.07’ ALG E/W ¼ LINE OF SECT 7 TO POB, 4.59 A. PARCEL 010-207-021-00 SPLIT FOR 2024 INTO
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,753 | 0 | 18,753 | | | 3,026C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-207-401-06 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 |
|---|---|---|---|---|---|---|
| EAGLE DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | MAP #: | | | | | |
| | 2024 Est TCV 37,003 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 326.51 | 579.00 | 0.9066 | 1.0000 | 125 | 100 | | 37,003 |
| 327 Actual Front Feet, 4.34 Total Acres | | | | | | | Total Est. Land Value = | 37,003 |

Public Improvements

- 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

Tax Description

SEC 7 T54N R33W
PART OF THE NE 1/4 OF SE 1/4 D/F

PARCEL 6
COMM AT E 1/4 CRN OF SECT 7 T54N R33W; TH N 88°30'31" W 646.85’ ALG E/W 1/4 LINE OF SECT 7 TO POB; TH S 01°35'22" W 611.46’; TH N 88°24'38" W 185.09’ TO BEG OF A NON-TANGENT 150 FOOT RADIUS CURVE TO LEFT; TH 184.64’ NW’LY ALG ARC OF CURVE THROUGH AN INCLUDED ANGLE OF 70°31'43" WITH A CHORD THAT BEARS N 53°08'46" W 173.20’; TH N 01°35'22" E 510.90’ TO E/W 1/4 LINE OF SECT 7; TH S 88°30'31" E 326.51’ ALG E/W 1/4 LINE OF SECT 7 TO POB, 4.34 A

PARCEL 010-207-021-00 SPLIT FOR 2024 INTO 010-207-401-01, -02, -03, -04, -05, -06, ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,502 | 0 | 18,502 | | | 2,860C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-207-401-07 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

EAGLE DR

Owner's Name/Address

PILGRIM RIVER DEVELOPMENT LLC
41353 US 41
CHASSELL MI 49916

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 37,003

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 326.51 | 612.00 | 0.9066 | 1.0000 | 125 | 100 | | 37,003 |
| 327 Actual Front Feet, 4.59 Total Acres | | | | | | | Total Est. Land Value = | 37,003 |

Public Improvements

- 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

Tax Description

SEC 7 T54N R33W
PART OF THE NE 1/4 OF SE 1/4 D/F
PARCEL 7
COMM AT E 1/4 CRN OF SECT 7 T54N R33W; TH N 88°30'31" W 320.34' ALG E/W 1/4 LINE OF SECT 7 TO POB; TH S 01°35'22" W 612.02'; TH N 88°24'38" W 326.51'; TH N 01°35'22" E 611.46' TO E/W 1/4 LINE OF SECT 7; TH S 88°30'31" E 326.51' ALG E/W 1/4 LINE OF SECT 7 TO POB, 4.59 A.

PARCEL 010-207-021-00 SPLIT FOR 2024 INTO 010-207-401-01, -02, -03, -04, -05, -06, -07, & -08 & ROAD -00

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,502 | 0 | 18,502 | | | 3,026C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

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

Parcel Number: 010-207-401-08 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 |
|---|---|---|---|---|---|---|
| EAGLE DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | 2024 Est TCV 36,111 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 292.38 | 612.00 | 0.9269 | 1.0000 | 125 | 100 | | 33,875 |
| ACREAGE | | | 0.172 Acres | | 13,000 | 100 | | 2,236 |
| 292 Actual Front Feet, 4.28 Total Acres | | | | | | | Total Est. Land Value = | 36,111 |

Tax Description

SEC 7 T54N R33W
PART OF THE NE 1/4 OF SE 1/4 D/F
PARCEL 8
BEG AT E 1/4 CRN OF SECT 7 T54N R33W; TH S 01°03'27" W 269.85' ALG E LINE OF SECT 7 TO ROW OF FAIRWAY VIEW DRIVE ; TH ALG CO RDROW FOLLOWING 2 COURSES: N 89°06'19" W 33.66'; TH S 01°03'27" W 342.34'; TH N 88°24'38" W 292.38'; TH N 01°35'22" E 612.02' TO E/W 1/4 LINE OF SECT 7; TH S 88°30'31" E 320.34' ALG E/W 1/4 LINE OF SECT 7 TO POB, 4.28 A.

PARCEL 010-207-021-00 SPLIT FOR 2024 INTO 010-207-401-01, -02, -03, -04, -05, -06, -07, & -08 & ROAD -00

Public Improvements

- 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

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,056 | 0 | 18,056 | | | 2,821C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

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

Parcel Number: 010-207-404-15 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**

46218 FAIRWAY VIEW DR

**Owner's Name/Address**

ART FAMILY TRUST
GOPALAN RAMAN & DESAI TEJAL TRUSTES
46218 FAIRWAY DR
CHASSELL MI 49916

**Tax Description**

PART OF
SEC 7 T54N R33W SE 1/4 OF SE 1/4. D/F: PARCEL #2 (AS SURVEYED)
A PARCEL OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 OF SE 1/4) OF SECTION 7, T54N-R33W, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 7; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 7, N89°13'54"W A DISTANCE OF 66.00 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 7, N00°07'27"W A DISTANCE OF 347.27; THENCE CONTINUING N00°07'27"W A DISTANCE OF 315.62 FEET TO THE POINT OF BEGINNING; THENCE N00°01'38"W A DISTANCE OF 661.79 FEET TO THE EAST RIGHT OF WAY LINE OF FAIRWAY VIEW ROAD; THENCE S36°18'37"W A DISTANCE
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning: RUR
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 08/02/2023
MAP #:
2024 Est TCV 124,546 TCV/TFA: 206.54

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 09/08/2021 | 2021-010-268 | FOUNDATION |
| | 04/05/2021 | 2021-999-167 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements
- 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 |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 264.95 | 249.00 | 0.8565 | 1.0000 | 125 | 100 | | 28,366 |
| IS ROY & PLGRM | 168.95 | 248.00 | 0.8565 | 1.0000 | 125 | 100 | | 18,088 |
| 320 Actual Front Feet, 2.80 Total Acres | | | | | | | Total Est. Land Value = | 46,454 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 23,227 | 39,046 | 62,273 | | | 52,653C |
| 2023 | 20,812 | 22,614 | 43,426 | | 43,426A | 37,216C |
| 2022 | 19,511 | 21,433 | 40,944 | 35,444M | | 35,444S |
| 2021 | 29,327 | 0 | 29,327 | | | 643C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 2021 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| | 1000 Gal Septic |
| 1 | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 2
Floor Area: 603
Total Base New : 81,065 E.C.F.
Total Depr Cost: 79,443 X 0.983
Estimated T.C.V: 78,092

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls CD Blt 2021
(11) Heating System: Forced Air w/ Ducts
Ground Area = 402 SF Floor Area = 603 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Piers | 402 | | |
| | | | Total: | 61,986 | 60,746 |

Other Additions/Adjustments

| Water/Sewer | | | |
|---|---|---|---|
| 2000 Gal Septic | 1 | 8,926 | 8,747 |
| Water Well, 200 Feet | 1 | 10,153 | 9,950 |
| | Totals: | 81,065 | 79,443 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 78,092

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

Parcel Number: 010-207-404-20 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. |
|---|---|---|---|---|---|---|---|---|
| RAJALA THOMAS J & KAREN S | LANZEL AMY | 38,000 | 05/10/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| LAUX JOHN V | RAJALA THOMAS J & KAREN S | 21,000 | 02/09/2022 | WD | 03-ARM'S LENGTH | 2022/00867 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

LANZEL AMY
8720 HIDDEN COVE RD
PARK CITY UT 84098

Tax Description

SEC 7 T54N R33W
PART OF THE SE 1/4 OF SE 1/4, BEING PARCEL 7 OF CERT OF SURVEY RECORDED OCT 12, 2021 IN DOCUMENT 2021R-06471, HOUGHTON COUNTY RECORDS, D/F; FROM THE SE CRN OF SECTION 7 N 89°14'21" W ALG S LINE OF SAID SECTION 631.8'; TH N 00°00'54" W 1021.28' TO THE POB; TH N 00°00'54" W 300.94' TO THE N LINE OF THE SE 1/4 OF SE 1/4; TH S 89°28'01" E ALG N LINE 483.6'; TH S 36°16'54" W 316.46' TO THE POB OF A 239.97' RADIUS CURVE TO THE LEFT; TH ALG CURVE A CHORD BEARING OF S 29°25'20" W A CHORD 47.8'; TH S 89°59'44" W 272.25' TO THE POB. 2.58 A.
EXCEPTING THEREFROM: A PARCEL OF LAND D/F: FROM THE SE CRN OF SECTION 7, T54N, R33W, N 89°11'32" W ALG S LINE OF SAID
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 41,299

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 316.00 | 300.00 | 0.9126 | 1.0000 | 125 | 100 | | 36,047 |
| ACREAGE | | | 0.404 Acres | | 13,000 | 100 | | 5,252 |
| 316 Actual Front Feet, 2.58 Total Acres | | | | | | | Total Est. Land Value = | 41,299 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 20,650 | 0 | 20,650 | | | 20,650S |
| 2023 | 18,091 | 0 | 18,091 | | | 18,091S |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-207-404-25 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. |
|---|---|---|---|---|---|---|---|---|
| LAUX JOHN V | HAYDEN JESS R & BECHTEL AN | 139,000 | 10/31/2022 | WD | 03-ARM'S LENGTH | 2022/05900 | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46161 FAIRWAY VIEW DR

Owner's Name/Address

HAYDEN JESS R & BECHTEL ANNA A
616 SOUTH WILSON AVE
ROYAL OAK MI 48067

Class: RESIDENTIAL-VACANT Zoning: RUR

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 69,101

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 200.00 | 600.00 | 1.0000 | 1.0000 | 125 | 100 | | 25,000 |
| ACREAGE | | | 9.585 Acres | | 4,601 | 100 | | 44,101 |
| 200 Actual Front Feet, 12.34 Total Acres | | | | | | | Total Est. Land Value = | 69,101 |

Tax Description

PART OF
SEC 7 T54N R33W SE 1/4 OF SE 1/4 D/F:
COM AT THE SE CRN OF SAID SECTION 7, CRN BEING A RAILROAD SPIKE IN C/L OF DENTON ROAD; TH W'LY ALG THE S LINE OF SAID SECTION 7 ON BEARING OF N 89°13'54" W 382.21'; TH N'LY ON A BEARING OF N 00°00'11" W 32.96' TO A 5/8" IRON W/CAP #44292, SAID IRON BEING ON THE W ROW LINE OF FAIRWAY VIEW ROAD; TH N'LY ALG SAID ROW LINE ON A BEARING OF N 00°00'11" W 629.13' TO A 5/8" IRON W/CAP #44292, SAID IRON BEING THE POB; TH W'LY ON A BEARING OF N 89°22'36" W 925.91' TO A 5/8" IRON W/CAP #44292, SAID IRON BEING ON THE W LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 7; TH N'LY ALG THE W LINE OF A BEARING OF N 00°00'16" E 659.82' TO THE NW CRN OF THE SE 1/4 OF THE SE 1/4, SAID CRN BEING AN IRON W/CAP #39478; TH E'LY ALG THE N LINE OF THE SE 1/4 OF THE
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,551 | 0 | 34,551 | | | 34,551S |
| 2023 | 35,724 | 0 | 35,724 | | | 35,724S |
| 2022 | 21,990 | 0 | 21,990 | | | 8,200C |
| 2021 | 23,050 | 0 | 23,050 | | | 8,749C |

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

Parcel Number: 010-207-404-50 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. |
|---|---|---|---|---|---|---|---|---|
| MELCHIORI JAMES R & JULIE | MELCHIORI JAMES & JULIE LE | 1 | 01/26/2015 | QC | 09-FAMILY | 2015/00417 | DEED | 0.0 |
| MELCHIORI JAMES R & WILLIA | MELCHIORI JAMES R & JULIE | 0 | 11/26/2014 | QC | 09-FAMILY | 2014/06075 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

21860 DENTON RD

**Owner's Name/Address**

MELCHIORI JAMES & JULIE LE ET AL
21860 DENTON RD
CHASSELL MI 49916

**Tax Description**

P5-7-18A SEC 7 T54N R33W COM SW COR OF SEC 7; TH N 89 DEG 14' 11" W ALG S LINE OF SEC 7 632.15' TO POB; TH N 89 DEG 14' 11" W ALG SEC LINE 283.06'; TH N 00 DEG 01' 10" W 660.79' TO N LINE OF S 1/2 OF SE 1/4 OF SE 1/4; TH S 89 DEG 22' 37" E ALG N LINE 283.06'; TH S 00 DEG 01' 10" E 661.49' TO POB. 4.3 A.
RENUMBERED FOR 2022 FROM 010-207-028-40

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 10/17/2007
MAP #:
2024 Est TCV 191,627 TCV/TFA: 175.48

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 09/15/2006 | 06-280 | FOUNDATION |
| HOUSE | 09/15/2006 | 06-281 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/05/2009 | DATA ENTER |
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 283.06 | 660.79 | 0.9329 | 1.0000 | 125 | 100 | | 33,008 |
| 283 Actual Front Feet, 4.29 Total Acres | | | | | | | Total Est. Land Value = | 33,008 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,504 | 79,310 | 95,814 | | | 71,667C |
| 2023 | 14,788 | 72,289 | 87,077 | | | 68,255C |
| 2022 | 13,864 | 63,330 | 77,194 | | | 65,005C |
| 2021 | 0 | 0 | 0 | | | 0 |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2006 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 728 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 15
Floor Area: 1,092
Total Base New : 189,764 E.C.F.
Total Depr Cost: 161,362 X 0.983
Estimated T.C.V: 158,619

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 50 | Treated Wood |
| 24 | Treated Wood |

**(17) Garage**

Year Built: 2006
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: 780
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2006
(11) Heating System: Heat Pump
Ground Area = 728 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 728 | | | |
| | | | Total: | 146,919 | 124,879 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,865 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,047 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,235 | |
| Deck | | | | | | |
| Treated Wood | | | 50 | 1,716 | 1,459 | |
| Treated Wood | | | 24 | 1,072 | 976 | *9 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 780 | 27,050 | 22,992 | |
| Door Opener | | | 2 | 1,070 | 909 | |
| | | | Totals: | 189,764 | 161,362 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 158,619

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

Parcel Number: 010-207-404-65 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 |
|---|
| 21810 DENTON RD |

| Owner's Name/Address |
|---|
| LAUX ANTHONY J<br>21810 DENTON RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P5-7-18A SECTION 7 T54N R33W W 1/2 OF SW 1/4 OF SE 1/4 OF SE 1/4. 5 A. RENUMBERED FOR 2022 FROM 010-207-028-50 AND 1 ACRE FROM JOHN V LAUX 2022/05898 |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 75% 01/10/2021

MAP #:

2024 Est TCV 562,415 TCV/TFA: 110.97

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 09/14/2017 | 2017-031-235 | FOUNDATION |
| GARAGE | 09/27/2016 | 2016-010-019 | |
| GARAGE | 08/30/1996 | 96-550 | FOUNDATION |
| HOUSE | 06/25/1992 | 92-291 | FOUNDATION |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 326.77 | 659.82 | 1.0000 | 2.0973 | 115 | 100 | | 78,815 |
| ACREAGE | | | 1.000 Acres | | 13,000 | 100 | | 13,000 |
| 327 Actual Front Feet, 5.95 Total Acres | | | | | | | Total Est. Land Value = | 91,815 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2600 | 93 | 7,351 |
| Wood Frame | 28.90 | 96 | 46 | 1,276 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,627 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 45,908 | 235,300 | 281,208 | | | 151,192C |
| 2023 | 39,075 | 218,208 | 257,283 | | | 143,993C |
| 2022 | 32,554 | 178,949 | 211,503 | | | 136,724C |
| 2021 | 0 | 0 | 0 | | | 0 |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1993 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1408 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1267 | Living | SF |
| 2 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,408
Total Base New : 304,960 E.C.F.
Total Depr Cost: 262,266 X 0.983
Estimated T.C.V: 257,807

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 45 | CPP |
| 96 | Treated Wood |

**(17) Garage**

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: 2
Mech. Doors: 0
Area: 896
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1993
(11) Heating System: Forced Hot Water
Ground Area = 1408 SF Floor Area = 1408 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 | 1,408 | | |
| | | | Total: | 205,274 | 176,536 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1267 | 44,459 | 38,235 |
| Basement, Outside Entrance, Below Grade | | | 2 | 5,010 | 4,309 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,910 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,616 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| CPP | | | 45 | 1,102 | 948 |
| Deck | | | | | |
| Treated Wood | | | 96 | 2,452 | 2,109 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 896 | 33,242 | 28,588 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,260 |
| Door Opener | | | 2 | 1,070 | 920 |
| | | | Totals: | 304,960 | 262,266 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 257,807

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

Desc. of Bldg/Section: DENTON ARMS
Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: C
Floor Area: 2,400
Gross Bldg Area: 3,660
Stories Above Grd
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 12
Physical %Good: 69
Func. %Good : 100
Economic %Good: 100

1996 Year Built
Remodeled

Overall Bldg
Height

Comments:
NOT ON ROLL FOR 2016,
IN PICTURES FROM 2010
BUT NOT VALUED

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 0 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 86.79

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.70 100%
Adjusted Square Foot Cost for Upper Floors = 92.49

Total Floor Area: 2,400 Base Cost New of Upper Floors = 221,976

Reproduction/Replacement Cost = 221,976
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 153,163

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 150,560
Replacement Cost/Floor Area= 92.49 Est. TCV/Floor Area= 62.73

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

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

Desc. of Bldg/Section:
Calculator Occupancy: Shed - Utility Light Commercial Building

Class: S
Floor Area: 300
Gross Bldg Area: 3,660
Stories Above Grd
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 22
Physical %Good: 41
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Low Cost
Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 27.06

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 27.06

Total Floor Area: 300 Base Cost New of Upper Floors = 8,118

Reproduction/Replacement Cost = 8,118
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 3,328

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 2 = 3,272
Replacement Cost/Floor Area= 27.06 Est. TCV/Floor Area= 10.91

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Shed - Utility Light Commercial Building

Class: C
Floor Area: 960
Gross Bldg Area: 3,660
Stories Above Grd: 1
Average Sty Hght : 18
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 5
Physical %Good: 86
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 960
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 18 Perimeter: 0

Base Rate for Upper Floors = 62.02

Adjusted Square Foot Cost for Upper Floors = 62.02

Total Floor Area: 960 Base Cost New of Upper Floors = 59,540

Reproduction/Replacement Cost = 59,540
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
Total Depreciated Cost = 51,204

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 3 = 50,334
Replacement Cost/Floor Area= 62.02 Est. TCV/Floor Area= 52.43

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |
| | Total Fixtures | | Urinals | | | | |
| | 3-Piece Baths | | Wash Bowls | | | | |
| | 2-Piece Baths | | Water Heaters | | | | |
| | Shower Stalls | | Wash Fountains | | | | |
| | Toilets | | Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-207-404-75 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: RUR

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 35,955

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 03/08/2021 | 2021-991-667 | FOUNDATION |
| | | | |
| | | | |
| | | | |

Owner's Name/Address

ZOBRO ANDREW J & CARPENTER JOAN W
3301 EMEERSON AVE NE
CEDAR RAPIDS IA 52411

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 314.99 | 249.00 | 0.9132 | 1.0000 | 125 | 100 | | 35,955 |
| 315 Actual Front Feet, 1.80 Total Acres | | | | | | | Total Est. Land Value = | 35,955 |

Public Improvements

- 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

Tax Description

PART OF
SEC 7 T54N R33W SE 1/4 OF SE 1/4. D/F:
PARCEL #1
COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 7; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 7, N89°13'54"W A DISTANCE OF 66.00 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 7, N00°07'27"W A DISTANCE OF 347.27 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 7, N89°13'54"W A DISTANCE OF 249.46 FEET TO THE EAST RIGHT OF WAY LINE OF FAIRWAY VIEW ROAD; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF FAIRWAY VIEW ROAD, N00°00'11"W A DISTANCE OF 314.99 FEET; THENCE S89°22'27"E A DISTANCE OF 248.79 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 7, S00°07'27"E A
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,978 | 0 | 17,978 | | | 11,388C |
| 2023 | 16,108 | 0 | 16,108 | | | 10,846C |
| 2022 | 15,101 | 0 | 15,101 | | | 10,330C |
| 2021 | 21,307 | 0 | 21,307 | 10,000M | | 10,000S |

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

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

Parcel Number: 010-207-404-85 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. |
|---|---|---|---|---|---|---|---|---|
| LAUX JOHN V | TURVAIKKA LLC | 50,000 | 08/24/2022 | WD | 03-ARM'S LENGTH | 2022/04548 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

FAIRWAY VIEW DR

Owner's Name/Address

TURVAIKKA LLC
550 SOUTH 5TH ST
HAMBURG PA 19526

Class: RESIDENTIAL-VACANT Zoning: RUR

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 62,486

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 314.27 | 250.07 | 0.7953 | 1.0000 | 125 | 100 | | 31,243 |
| IS ROY & PLGRM | 314.27 | 250.07 | 0.7953 | 1.0000 | 125 | 100 | | 31,243 |
| 629 Actual Front Feet, 3.61 Total Acres | | | | | | | Total Est. Land Value = | 62,486 |

Public Improvements

- 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

Tax Description

PART OF
SEC 7 T54N R33W SE 1/4 OF SE 1/4 D/F: PARCEL 1
FROM THE SE CORNER OF SECTION 7, T54N, R33W, MEASURE N 89°14'21" W ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 631.80';
THENCE N 00°00'54" W A DISTANCE OF 33.00' TO THE NORTH R/W LINE OF DENTON ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N 00°00'54" W A DISTANCE OF 314.19';
THENCE S 89°14'21" E PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 250.07'; THENCE S 00°00'46" E
A DISTANCE OF 314.34' TO SAID NORTH R/W LINE; THENCE N 89°14'21" W ALONG SAID NORTH R/W LINE A DISTANCE OF 250.08' TO THE POINT
OF BEGINNING. CONTAINING 1.80 ACRES.

***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 31,243 | 0 | 31,243 | | | 29,393C |
| 2023 | 27,994 | 0 | 27,994 | | | 27,994S |
| 2022 | 15,074 | 0 | 15,074 | | | 421C |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-207-404-90 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. |
|---|---|---|---|---|---|---|---|---|
| LAUX JOHN V | SERGEYEV ALEKSANDR & IRINA | 17,000 | 10/05/2021 | WD | 03-ARM'S LENGTH | 2021/06472 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46058 FAIRWAY VIEW DR

Owner's Name/Address

SERGEYEV ALEKSANDR & IRINA
46058 FAIRWAY VIEW DR
CHASSELL MI 49916

Tax Description

PART OF
SEC 7 T54N R33W SE 1/4 OF SE 1/4 D/F: PARCEL 2
FROM THE SE CORNER OF SECTION 7, T54N, R33W, MEASURE N 00°04'08" W ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 33.00'
TO THE NORTH R/W LINE OF DENTON ROAD; THENCE N 89°14'21" W ALONG SAID NORTH R/W LINE A DISTANCE OF 66.00' TO THE POINT OF BEGINNING;
THENCE CONTINUE N 89°14'21" W ALONG SAID NORTH R/W LINE A DISTANCE OF 250.17'; THENCE N 00°00'46" W A DISTANCE OF 314.34'; THENCE
S 89°14'21" E PARALLEL WITH THE SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 249.48'; THENCE S 00°04'48" E A DISTANCE OF 314.25' TO THE
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: RUR
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 70% 05/31/2023
MAP #:
2024 Est TCV 697,963 TCV/TFA: 144.93

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| SAUNA | 09/06/2023 | 2023-010-111 | FOUNDATION |
| HOUSE | 05/10/2022 | 2022-031-063 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| KH | 09/21/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 314.31 | 250.00 | 0.9136 | 1.0000 | 125 | 100 | | 35,892 |
| 314 Actual Front Feet, 1.80 Total Acres | | | | | | | Total Est. Land Value = | 35,892 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 10,126.58 | 1 | 99 | 10,026 |
| Wood Frame | 30.17 | 256 | 95 | 7,338 |
| Total Estimated Land Improvements True Cash Value = | | | | 17,364 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,946 | 349,845 | 367,791 | 348,982M | | 348,747C |
| 2023 | 16,080 | 278,376 | 294,456 | 282,863D | | 279,290C |
| 2022 | 15,075 | 0 | 15,075 | 12,100M | | 12,100S |
| 2021 | 0 | 0 | 0 | | | 0 |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2022 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | | |
|---|---|---|---|---|---|---|
| | Lg | | Ord | X | Small | |

| | | | | |
|---|---|---|---|---|
| Doors: | | Solid | | H.C. |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2210 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 2
Floor Area: 3,366
Total Base New : 469,098 E.C.F.
Total Depr Cost: 459,717 X 0.983
Estimated T.C.V: 451,902

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 2022
(11) Heating System: Radiant (in-floor)
Ground Area = 2813 SF Floor Area = 3366 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Slab | 2,210 | | |
| 1 Story | Siding | Blt-in Gar. | 603 | | |
| | | | Total: | 452,115 | 443,073 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,516 | 5,406 |
| Water Well, 200 Feet | 1 | 11,467 | 11,238 |
| | Totals: | 469,098 | 459,717 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 451,902

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: FOUR SQUARE

| Yr Built | Remodeled |
|---|---|
| 2022 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1160 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 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 |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 1,450
Total Base New : 200,141 E.C.F.
Total Depr Cost: 196,139 X 0.983
Estimated T.C.V: 192,805

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 108 | CCP (1 Story) |
| 168 | 4in Concrete |

**(17) Garage**

Year Built:
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: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family FOUR SQUARE Cls C Blt 2022
(11) Heating System: Radiant (in-floor)
Ground Area = 1160 SF Floor Area = 1450 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Slab | 1,160 | | |
| | | | Total: | 174,091 | 170,610 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,666 |
| Public Water | | | 1 | 1,462 | 1,433 |
| Porches | | | | | |
| CCP (1 Story) | | | 108 | 2,951 | 2,892 |
| 4in Concrete | | | 168 | 1,344 | 1,317 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 336 | 20,254 | 19,849 |
| Common Wall: 2 Wall | | | 1 | -5,257 | -5,152 |
| Door Opener | | | 1 | 535 | 524 |
| | | | Totals: | 200,141 | 196,139 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 192,805

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

Parcel Number: 010-208-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| SAARI TOM A | MAROSTE PROPERTIES LLC | 74,000 | 10/04/2013 | WD | 03-ARM'S LENGTH | 2013/05940 | DEED | 100.0 |
| HERMANSON JOHN R ESTATE | SAARI TOM A | 68,000 | 10/31/2012 | OTH | 03-ARM'S LENGTH | 2012/06390 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46983 US HIGHWAY 41

Owner's Name/Address

FOX FARM HOLDINGS LLC
723 ELM ST #5
HANCOCK MI 49930

Tax Description

P5-8-13
SEC 8 T54N R33W
THAT PART OF N 25 RODS (THE NORTH 412 1/2 FEET OF GL-1) OF GOV'T LOT 1 LYING W OF STATE HWY US-41
LESS PAR D/F, COM AT SE COR OF N 25 RODS OF GOV'T LOT 1 LYING W OF U S HWY 41 TH W 250' TH N 80' TH E 250' TH S 80' TO POB
ALSO LESS N 200' OF E 303' OF PART OF N 25 RODS OF GOV'T LOT 1 LYING W OF HIGHWAY US 41,
ALSO EXCEPT N 100' OF W 1092.17' OF ABOVE DESCRIPTION. 8.96 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 130,193 TCV/TFA: 178.84

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 10/15/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 9 ACRE | | | 8.96 Acres | | 5000 | 100 | | 44,800 |
| | | | 8.96 Total Acres | | Total Est. Land Value = | | | 44,800 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,400 | 42,697 | 65,097 | | | 50,372C |
| 2023 | 16,128 | 39,076 | 55,204 | | | 47,974C |
| 2022 | 16,128 | 34,229 | 50,357 | | | 45,690C |
| 2021 | 12,992 | 34,296 | 47,288 | | | 44,231C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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:
Other: Hardwood
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 728 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 37
Floor Area: 728
Total Base New : 137,888 E.C.F.
Total Depr Cost: 86,870 X 0.983
Estimated T.C.V: 85,393

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 224 | CPP |
| 24 | CPP |
| 24 | CPP |

**(17) Garage**

Year Built: 1975
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 728 SF Floor Area = 728 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 | 728 | | |
| | | | Total: | 101,414 | 63,891 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,805 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,594 |
| Porches | | | | | |
| CPP | | | 224 | 3,438 | 2,166 |
| CPP | | | 24 | 620 | 391 |
| CPP | | | 24 | 620 | 391 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 15,295 |
| Door Opener | | | 1 | 535 | 337 |
| | | | Totals: | 137,888 | 86,870 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 85,393

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

Parcel Number: 010-208-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| WIEBER ROBERT H | MAROSTE PROPERTIES, LLC | 295,000 | 11/28/2005 | WD | 03-ARM'S LENGTH | 168/378 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46995 US HIGHWAY 41

Owner's Name/Address

FOX FARM HOLDINGS LLC
22622 FOX FARMS RD
HOUGHTON MI 49931

Tax Description

P5-8-13A
SEC 8 T54N R33W
THIS PARCEL CANNOT BE SOLD INDIVIDUALLY WITHOUT A LAND DIVISION APPROVAL TO SPLIT FROM PARCEL 010-207-404-50
THE N 200' OF THE E 303' OF ALL THAT PART OF N 25 RODS (412.5') OF GOV'T LOT 1 SEC 8 T54N R33W LYING W OF HWY US 41. 1.40 A.
PERSONAL PROPERTY ON PARCEL 010-900-057-00

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 500,804 TCV/TFA: 48.26

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 06/01/2021 | 2018-999-009 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements
- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 200.00 | 303.00 | 1.1892 | 1.0424 | 500 | 100 | | 123,965 |
| 200 Actual Front Feet, 1.39 Total Acres | | | | | | | Total Est. Land Value = | 123,965 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.12 | 2400 | 74 | 5,541 |
| Wood Frame | 29.74 | 96 | 46 | 1,313 |
| Wood Frame | 22.73 | 400 | 46 | 4,182 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,036 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 61,983 | 188,419 | 250,402 | | | 177,464C |
| 2023 | 55,784 | 165,799 | 221,583 | | | 169,014C |
| 2022 | 55,784 | 148,352 | 204,136 | | | 160,966C |
| 2021 | 55,784 | 108,218 | 164,002 | | | 155,824C |

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

Desc. of Bldg/Section:
Calculator Occupancy: Motels - Guest Rooms

Class: C
Floor Area: 3,560
Gross Bldg Area: 10,377
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 36
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1968 Year Built
1973 Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Zoned A.C. Warm & Cooled Air 0%
Ave. SqFt/Story: 3560
Total # Units: 396
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Total Floor Area: 3560 # of Units: 396
Overall Building Height: 10

Base Rate for Upper Floors = 97.15

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.76 100%
Adjusted Square Foot Cost for Upper Floors = 116.91

Total Floor Area: 3,560 Base Cost New of Upper Floors = 416,200

Reproduction/Replacement Cost = 416,200
Eff.Age:36 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 145,670

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 124,402
Replacement Cost/Floor Area= 116.91 Est. TCV/Floor Area= 34.94

(1) Excavation/Site Prep:
70234 SqFt Excavation (per cubic feet

(2) Foundation: | | Footings

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

70234 SqFt, Class D, Siding or Stucco

(3) Frame:
70234 SqFt, Wood, Post and Beam Const

(4) Floor Structure:
70234 SqFt, Concrete, On Ground (excu

(5) Floor Cover:
70234 SqFt, Hardwood

(6) Ceiling:
70234 SqFt, Fiberboard Panels

(7) Interior:
70234 SqFt, Frame, Motels

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

70234 SqFt, Typical, Motels

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

70234 SqFt, Forced Air

(11) Electric and Lighting:
70234 SqFt, Ave.# Outlets, Flexible

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few | | Few |
| | Average | | Average |
| | Many | | Many |
| | Unfinished | | Unfinished |
| | Typical | | Typical |
| X | Flex Conduit | X | Incandescent |
| | Rigid Conduit | | Fluorescent |
| | Armored Cable | | Mercury |
| | Non-Metalic | | Sodium Vapor |
| | Bus Duct | | Transformer |

(13) Roof Structure: Slope=0
70234 SqFt, Wood Joists, Wood or Co

(14) Roof Cover:
70234 SqFt, Composition Shingles, t

(39) Miscellaneous:

(40) Exterior Wall:

| 8 | Thickness | | Bsmnt Insul. |
|---|---|---|---|

70234 SqFt, Add for insulation
70234 SqFt, Plywood, Siding on Wood

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

Desc. of Bldg/Section:
Calculator Occupancy: Apartment

Class: D,Siding
Floor Area: 1,204
Gross Bldg Area: 10,377
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 36
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1204
Ave. Perimeter: 144
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Low Cost
Stories: 1 Story Height: 9 Perimeter: 144

Base Rate for Upper Floors = 89.83

(10) Heating system: Forced Air Furnace Cost/SqFt: 15.54 100%
Adjusted Square Foot Cost for Upper Floors = 105.37

Total Floor Area: 1,204 Base Cost New of Upper Floors = 126,865

Reproduction/Replacement Cost = 126,865
Eff.Age:36 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 55,821

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 47,671
Replacement Cost/Floor Area= 105.37 Est. TCV/Floor Area= 39.59

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Motels - Guest Rooms

Class: C
Floor Area: 1,765
Gross Bldg Area: 10,377
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 36
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1968 Year Built
1973 Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Zoned A.C. Warm & Cooled Air 0%
Ave. SqFt/Story: 1765
Total # Units: 176
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Total Floor Area: 1765 # of Units: 176
Overall Building Height: 10

Base Rate for Upper Floors = 94.71

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.26 100%
Adjusted Square Foot Cost for Upper Floors = 113.97

Total Floor Area: 1,765 Base Cost New of Upper Floors = 201,157

Reproduction/Replacement Cost = 201,157
Eff.Age:36 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 70,405

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 60,126
Replacement Cost/Floor Area= 113.97 Est. TCV/Floor Area= 34.07

(1) Excavation/Site Prep:
70234 SqFt Excavation (per cubic feet

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

70234 SqFt, Class D, Siding or Stucco

(3) Frame:
70234 SqFt, Wood, Post and Beam Const

(4) Floor Structure:
70234 SqFt, Concrete, On Ground (excu

(5) Floor Cover:
70234 SqFt, Hardwood

(6) Ceiling:
70234 SqFt, Fiberboard Panels

(7) Interior:
70234 SqFt, Frame, Motels

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

70234 SqFt, Typical, Motels

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Coal | | Hand Fired |
| | Oil | | Stoker | | Boiler |

70234 SqFt, Forced Air

(11) Electric and Lighting:
70234 SqFt, Ave.# Outlets, Flexible

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few | | Few |
| | Average | | Average |
| | Many | | Many |
| | Unfinished | | Unfinished |
| | Typical | | Typical |
| X | Flex Conduit | X | Incandescent |
| | Rigid Conduit | | Fluorescent |
| | Armored Cable | | Mercury |
| | Non-Metalic | | Sodium Vapor |
| | Bus Duct | | Transformer |

(13) Roof Structure: Slope=0
70234 SqFt, Wood Joists, Wood or Co

(14) Roof Cover:
70234 SqFt, Composition Shingles, t

(39) Miscellaneous:

(40) Exterior Wall:

| 8 | Thickness | | Bsmnt Insul. |
|---|---|---|---|

70234 SqFt, Add for insulation
70234 SqFt, Plywood, Siding on Wood

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

Desc. of Bldg/Section:
Calculator Occupancy: Motels - Guest Rooms

Class: C
Floor Area: 3,848
Gross Bldg Area: 10,377
Stories Above Grd: 2
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 36
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1968 Year Built
1973 Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Zoned A.C. Warm & Cooled Air 0%
Ave. SqFt/Story: 1924
Total # Units: 208
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Total Floor Area: 3848 # of Units: 208
Overall Building Height: 10

Base Rate for Upper Floors = 96.53

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 19.63 100%
Adjusted Square Foot Cost for Upper Floors = 116.16

Total Floor Area: 3,848 Base Cost New of Upper Floors = 446,984

Reproduction/Replacement Cost = 446,984
Eff.Age:36 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 156,444

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 4 = 133,604
Replacement Cost/Floor Area= 116.16 Est. TCV/Floor Area= 34.72

(1) Excavation/Site Prep:
70234 SqFt Excavation (per cubic feet

(2) Foundation: | Footings

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

70234 SqFt, Class D, Siding or Stucco

(3) Frame:
70234 SqFt, Wood, Post and Beam Const

(4) Floor Structure:
70234 SqFt, Concrete, On Ground (excu

(5) Floor Cover:
70234 SqFt, Hardwood

(6) Ceiling:
70234 SqFt, Fiberboard Panels

(7) Interior:
70234 SqFt, Frame, Motels

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

70234 SqFt, Typical, Motels

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

70234 SqFt, Forced Air

(11) Electric and Lighting:
70234 SqFt, Ave.# Outlets, Flexible

| Outlets: | | Fixtures: | |
|---|---|---|---|
| | Few | | Few |
| | Average | | Average |
| | Many | | Many |
| | Unfinished | | Unfinished |
| | Typical | | Typical |
| X | Flex Conduit | X | Incandescent |
| | Rigid Conduit | | Fluorescent |
| | Armored Cable | | Mercury |
| | Non-Metalic | | Sodium Vapor |
| | Bus Duct | | Transformer |

(13) Roof Structure: Slope=0
70234 SqFt, Wood Joists, Wood or Co

(14) Roof Cover:
70234 SqFt, Composition Shingles, t

(39) Miscellaneous:

(40) Exterior Wall:

| 8 | Thickness | | Bsmnt Insul. |
|---|---|---|---|

70234 SqFt, Add for insulation
70234 SqFt, Plywood, Siding on Wood

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

Parcel Number: 010-208-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| MAROSTE PROPERTIES LLC | FOX FARM HOLDINGS LLC | 120,000 | 05/23/2018 | WD | 03-ARM'S LENGTH | 2018/02253 | PROPERTY TRANSFER | 100.0 |
| HERMANSON JOHN R | SAARI TOM A | 68,000 | 10/31/2012 | OTH | 03-ARM'S LENGTH | 2012/06390 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

FOX FARM HOLDINGS LLC
22622 FOX FARMS RD
HOUGHTON MI 49931

Tax Description

P5-8-13B SEC 8 T54N R33W
THE N 100' OF TH W 1092.71' OF THAT PART OF THE N 25 RODS OF GOV'T LOT 1 LYING W OF HWY US 41. 2.51 A.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 35,753

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 2.510 | Acres | 14,244 | 100 | | 35,753 |
| | | | 2.51 Total Acres | | | Total Est. Land Value = | | 35,753 |

Public Improvements

- 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

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,877 | 0 | 17,877 | | | 1,249C |
| 2023 | 1,190 | 0 | 1,190 | | | 1,190S |
| 2022 | 1,190 | 0 | 1,190 | | | 1,190S |
| 2021 | 10,010 | 0 | 10,010 | | | 8,272C |

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

Parcel Number: 010-208-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46977 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HERMANSON PAUL & GERALD<br>20702 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 45,394 TCV/TFA: 75.66 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.57 Acres | | 13000 | 100 | | 7,410 |
| | | | 0.57 Total Acres | | Total Est. Land Value = | | | 7,410 |

Tax Description

P5-8-14 SEC 8 T54N R33W PART OF LOT 1 D/F COM AT SE COR OF THE N 25 RODS OF LOT 1 LYING W OF US HWY 41 TH W 250' TH N 80' TH E 250' TH S 80' TO POB. .57 A.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 10/15/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,705 | 18,992 | 22,697 | | | 12,386C |
| 2023 | 2,741 | 17,137 | 19,878 | | | 11,797C |
| 2022 | 2,741 | 15,012 | 17,753 | | | 11,236C |
| 2021 | 3,420 | 15,040 | 18,460 | | | 10,878C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 600 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 59
Floor Area: 600
Total Base New : 86,424 E.C.F.
Total Depr Cost: 38,641 X 0.983
Estimated T.C.V: 37,984

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WSEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls D Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 600 SF Floor Area = 600 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 | 600 | | | |
| | | | Total: | 80,200 | 36,089 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WSEP (1 Story) | | | 144 | 6,224 | 2,552 | *4 |
| | | | Totals: | 86,424 | 38,641 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 37,984

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

Parcel Number: 010-208-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| BORSUM THOMAS ARTHUR | SCHWENK (BORSOM) SUSAN A. | 0 | 03/10/2010 | QC | 09-FAMILY | 2010/01178 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46890 US HIGHWAY 41

Owner's Name/Address

SCHWENK SUSAN A
46890 US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-8-15 SEC 8 T54N R33W
A PARCEL IN THE NE 1/4 OF NW 1/4 OF SECTION 8, T54N, R33W, BEING PART OF GOV'T LOT 1 D/F: COM AT NORTH QUARTER CORNER OF SAID SEC 8; TH N 89 DEG 48' 07" E 1618.39' ALG N SEC LINE; TH PERPENDICULAR S 00 DEG 11' 53" E 499.92' TO POB ON EAST ROW LINE OF SOO LINE RR (50' FROM CENTERLINE THEREOF); TH N 89 DEG 38' 57" E 131.42' TO TRAVERSE PT ON SHORE OF PORTAGE LAKE, 21' FROM WATER'S EDGE; TH ALG A TRAV LINE ALONG THE SHORE S 06 DEG 36' 31" E 172. 35' TO A PT 21' FROM WATER'S EDGE; TH N 87 DEG 08' 05" W 148.30' TO E LINE OF SOO LINE RR; TH ALG ROW LINE N'LY 162.79' ALG THE ARC OF A 5779.58' RAD CURVE TO LEFT, WHOSE CORD BEARS N 01 DEG 11' 45" W 162.79' TO POB. ALSO THAT LAND LYING BTWN THE TRAV LINE & HIGH WATER LINE OF PORTAGE LAKE; SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 1,460,931 TCV/TFA: 446.22

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 172.35 | 153.00 | 1.0000 | 1.0100 | 554 | 100 | | 96,432 |
| 172 Actual Front Feet, 0.60 Total Acres | | | | | | | Total Est. Land Value = | 96,432 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.53 | 3500 | 84 | 10,378 |
| D/W/P: Patio Blocks | 18.46 | 800 | 84 | 12,405 |
| Total Estimated Land Improvements True Cash Value = | | | | 22,783 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 48,216 | 682,250 | 730,466 | | | 360,266C |
| 2023 | 48,216 | 642,895 | 691,111 | | | 343,111C |
| 2022 | 56,571 | 577,598 | 634,169 | | | 326,773C |
| 2021 | 60,923 | 533,758 | 594,681 | | | 316,334C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2000 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 7 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Stucco |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 3185 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 2582 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| 3 | 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:

**(15) Built-ins**

| | |
|---|---|
| | 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 |
| 1 | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | Interior 1 Story |
| 2 | Interior 2 Story |
| | 2nd/Same 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: A
Effec. Age: 9
Floor Area: 3,274
Total Base New : 1,319,979 E.C.F.
Total Depr Cost: 1,201,178 X 1.117
Estimated T.C.V: 1,341,716

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 108 | CPP |
| 144 | CPP |
| 192 | CPP |
| 480 | CPP |
| 24 | Treated Wood |
| 52 | Treated Wood |
| 192 | Treated Wood |

**(17) Garage**

Year Built: 2000
Car Capacity:
Class: A
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 936
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls A Blt 2000
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 3185 SF Floor Area = 3274 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 | 284 | | |
| 1 Story | Siding | Basement | 618 | | |
| 1 Story | Siding | Basement | 307 | | |
| 1 Story | Siding | Basement | 234 | | |
| 1 Story | Siding | Basement | 568 | | |
| 1 Story | Siding | Basement | 299 | | |
| 1 Story | Siding | Basement | 875 | | |
| 0.5 Story | Siding | Overhang | 34 | | |
| 0.5 Story | Siding | Overhang | 144 | | |
| | | | Total: | 943,182 | 858,295 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Basement Living Area | 2582 | 176,635 | 160,738 |
| Basement, Outside Entrance, Below Grade | 1 | 4,937 | 4,493 |
| Plumbing | | | |
| 3 Fixture Bath | 2 | 25,274 | 22,999 |
| 2 Fixture Bath | 1 | 8,425 | 7,667 |
| Extra Sink | 3 | 6,339 | 5,768 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 6,586 | 5,993 |
| Water Well, 50 Feet | 1 | 3,220 | 2,930 |
| Porches | | | |
| CPP | 108 | 3,438 | 3,129 |
| CPP | 144 | 4,421 | 4,023 |
| CPP | 192 | 5,606 | 5,101 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 11/01/1999 | WD | 03-ARM'S LENGTH | 149:42 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46870 US HIGHWAY 41

Owner's Name/Address

HEALY MARY S & JAMES T
46870 US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-8-15A SEC 8 T54N R33W PART OF GOV'T LOT 1, COM @ N 1/4 COR; THN 89 DEG 48'07" E 1621.22' ALG N SEC LN TH S 00 DEG 11'53" E 662.68' TO POB ON EROW LN OF SOO RR; TH S 87 DEG 08'05" E 148.30' TO TRAV PT ON SHORE 21' FROM WATER'S EDGE; TH S 06 DEG 36'31" E 159.26' TO A PT 15' FROM WATER'S EDGE TH S 89 DEG 48'05" W 167.85'; TH ALG SD ROW N'LY 166.18' ALG ARC OF 5779.58' RACURVE TO LEFT WH CHORD BEARS N 00 DEG 26'06" E 166.17 TO POB. .60 AC M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 875,660 TCV/TFA: 303.63

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

Public Improvements

- [ ] 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 |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 10/15/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 167.85 | 166.18 | 1.0000 | 1.0526 | 910 | 100 | | 160,771 |
| 168 Actual Front Feet, 0.64 Total Acres | | | | | | | Total Est. Land Value = | 160,771 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 20.52 | 429 | 0 | 0 |
| D/W/P: Patio Blocks | 20.52 | 260 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 80,386 | 357,444 | 437,830 | | | 240,822C |
| 2023 | 79,856 | 336,771 | 416,627 | | | 229,355C |
| 2022 | 79,502 | 302,545 | 382,047 | | | 218,434C |
| 2021 | 75,085 | 284,413 | 359,498 | | | 211,456C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/4

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 6 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1842 S.F.
Crawl: 0 S.F.
Slab: 598 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 887 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: B
Effec. Age: 9
Floor Area: 2,884
Total Base New : 703,304 E.C.F.
Total Depr Cost: 640,008 X 1.117
Estimated T.C.V: 714,889

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1970
Car Capacity:
Class: B
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 598
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 Cls B Blt 1970
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2440 SF Floor Area = 2884 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Brick | Basement | 1,774 | | |
| 1 Story | Brick | Basement | 68 | | |
| 1 Story | Brick | Slab | 598 | | |
| | | | Total: | 570,642 | 519,286 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 887 | 50,772 | 46,203 |
| Basement, Outside Entrance, Below Grade | | | 1 | 4,167 | 3,792 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 10,230 | 9,309 |
| 2 Fixture Bath | | | 1 | 6,820 | 6,206 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,984 | 5,445 |
| Water Well, 50 Feet | | | 1 | 3,023 | 2,751 |
| Garages | | | | | |
| Class: B Exterior: Brick Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 598 | 45,532 | 41,434 |
| Common Wall: 1/2 Wall | | | 1 | -2,336 | -2,126 |
| Door Opener | | | 1 | 749 | 682 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 7,721 | 7,026 |
| | | | Totals: | 703,304 | 640,008 |

Notes:

ECF (LAKE) 1.117 => TCV: 714,889

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

Parcel Number: 010-208-006-50 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. |
|---|---|---|---|---|---|---|---|---|
| DOW DAVID C & DEBORAH 1/2 | DOW DAVID C & DEBORAH TRUS | 0 | 08/03/2023 | WD | 03-ARM'S LENGTH | 2023/ | PROPERTY TRANSFER | 0.0 |
| WALIKAINEN EMILY & DENNIS | WALIKAINEN EMILY & DENNIS | 0 | 06/01/2023 | QC | 14-INTO/OUT OF TRUST | | PROPERTY TRANSFER | 0.0 |
| | | 100 | 10/01/1999 | WD | 03-ARM'S LENGTH | 148:869 | DEED | 0.0 |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

WALIKAINEN EMILY & DENNIS TR 1/2&
DOW DAVID& DEBORAH TRUST 1/2 INT;
942 ETHEL AVE
HANCOCK MI 49930

Tax Description

P5-8-15A1 SEC8 T54N R33W PRT OF GOV'T LOT 1;
A STRIP OF LAND 10' IN WIDTH RUNNING ALONG THE N BDRY OF THE CITY OF HOUGHTON BATHING BEACH PROPERTY AND RUNNING FROM ORIG SHORE LN OF PORTAGE LAKE TO SDD & A R/W, FROM E TO W & BEING THE N 10' OF THE PRESENT BATHING BEACH.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 9,688

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 10.00 | 170.00 | 1.0000 | 1.0646 | 910 | 100 | | 9,688 |
| 10 Actual Front Feet, 0.04 Total Acres | | | | | | | Total Est. Land Value = | 9,688 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,844 | 0 | 4,844 | | | 4,844S |
| 2023 | 4,812 | 0 | 4,812 | | | 4,812S |
| 2022 | 4,791 | 0 | 4,791 | | | 4,599C |
| 2021 | 4,525 | 0 | 4,525 | | | 4,453C |

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

Parcel Number: 010-208-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46940 SHERIDAN PL | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 09/11/1992 | 92-0309 | FOUNDATION |
| | P.R.E. 100% 10/26/2022 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DUNNEBACKE RICHARD R & KIM M<br>49640 SHERIDAN PL<br>HOUGHTON MI 49931 | 2024 Est TCV 477,717 TCV/TFA: 190.63 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 190.00 | 190.00 | 1.0000 | 1.1255 | 910 | 100 | | 194,593 |
| 190 Actual Front Feet, 0.83 Total Acres | | | | | | | Total Est. Land Value = | 194,593 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 85 | 5,524 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,524 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-8-16 SEC 8 T54N R33W
PART OF GOV'T LOT 1 COM FROM THE NW COR OF LOT 1 OF A PRIVATE PLAT IN GOV'T LOT 1 RUN S 25 RODS TH E AT RT ANG W 190' TO L SHORE OF POB, RUN W 190' TH S 87' TH E 190' TO L SHORE TH N ALONG SHORE TO POB. .37 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 05/06/2009 | DATA ENTER |
| KH | 09/28/2010 | INSPECTED |
| TH | 10/15/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 97,297 | 141,562 | 238,859 | | | 212,692C |
| 2023 | 96,655 | 133,863 | 230,518 | | | 202,564C |
| 2022 | 96,227 | 120,254 | 216,481 | | | 166,296C |
| 2021 | 90,881 | 112,798 | 203,679 | | | 160,984C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1930 | 1992 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | X | Plaster |
| X | 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**

| | |
|---|---|
| X | Drywall |
| X | Plaster |

**(7) Excavation**

Basement: 1916 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 32
Floor Area: 2,506
Total Base New : 365,475 E.C.F.
Total Depr Cost: 248,523 X 1.117
Estimated T.C.V: 277,600

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 100 | CCP (1 Story) |
| 96 | Treated Wood |
| 172 | Treated Wood |

**(17) Garage**

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: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1930
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1916 SF Floor Area = 2506 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 | 736 | | |
| 1.5 Story | Siding | Basement | 1,180 | | |
| | | | Total: | 301,798 | 205,222 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,092 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,069 |
| Separate Shower | | | 1 | 1,331 | 905 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,237 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,788 |
| Porches | | | | | |
| CCP (1 Story) | | | 100 | 2,746 | 1,867 |
| Deck | | | | | |
| Treated Wood | | | 96 | 2,452 | 1,667 |
| Treated Wood | | | 172 | 3,667 | 2,494 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 480 | 21,470 | 14,600 |
| Door Opener | | | 2 | 1,070 | 728 |
| Built-Ins | | | | | |
| Sauna | | | 1 | 6,499 | 4,419 |
| Fireplaces | | | | | |
| Interior 2 Story | | | 1 | 6,506 | 4,424 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-008-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

PORTAGE GOLF COURSE CORPORATION
46789 US 41
HOUGHTON MI 49931

Tax Description

P5-8-17 SEC 8 T54N R33W PART OF SEC 8 T54N R33W D/F, FROM N 1/4 POST SEC 8 GO S 0 DEG 02' 40" E 824.09' ALONG THE N & S CENTER LINE SEC 8 POB,
TH S 89 DEG 54' W 200',
TH S 0 DEG 01' W495.27'
TH S 89 DEG 52' W 75',
TH S 0 DEG 08' E 100',
TH N 89 DEG 52' E 25',
TH S 0 DEG 08' E 634.08',
TH N 89 DEG 52' E 48.37',
TH S 0 DEG 0' 20" E 585.11',
TH N 89 DEG 53' 30" E 199.88',
TH N 89 DEG 55' 15" E 546.43',
TH N 5 DEG 54' 30" W 95.20',
TH N 32 DEG 55' 30" E 134.67',
TH N 32 DEG 55' 30" E 202.39',
TH N 6 DEG 28' E 214.85',
TH N 73 DEG 14' 40" E 211.02',
TH N 57 DEG 21' & 155.20',
TH S 88 DEG 32' E 296.68'
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 1,021,792 TCV/TFA: 114.04

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 20.000 | Acres | 13,000 | 100 | | 260,000 |
| | | | 20.00 | Total Acres | | Total Est. Land Value = | | 260,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 130,000 | 380,896 | 510,896 | | | 466,604C |
| 2023 | 122,500 | 340,909 | 463,409 | | | 444,385C |
| 2022 | 122,500 | 300,724 | 423,224 | | | 423,224S |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Desc. of Bldg/Section:
Calculator Occupancy: Convention Centers

Class: D
Floor Area: 4,800
Gross Bldg Area: 8,960
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 21
Physical %Good: 59
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 4800
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 131.59

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 36.37 100%
Adjusted Square Foot Cost for Upper Floors = 167.96

Total Floor Area: 4,800 Base Cost New of Upper Floors = 806,208

Reproduction/Replacement Cost = 806,208
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0
Total Depreciated Cost = 475,663

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 406,216
Replacement Cost/Floor Area= 167.96 Est. TCV/Floor Area= 84.63

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |
| | Total Fixtures | | Urinals | | | | |
| | 3-Piece Baths | | Wash Bowls | | | | |
| | 2-Piece Baths | | Water Heaters | | | | |
| | Shower Stalls | | Wash Fountains | | | | |
| | Toilets | | Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Convention Centers

Class: D
Floor Area: 4,160
Gross Bldg Area: 8,960
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 21
Physical %Good: 59
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 4160
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 132.91

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 36.73 100%
Adjusted Square Foot Cost for Upper Floors = 169.64

Total Floor Area: 4,160 Base Cost New of Upper Floors = 705,703

Reproduction/Replacement Cost = 705,703
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0
Total Depreciated Cost = 416,365

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 355,576
Replacement Cost/Floor Area= 169.64 Est. TCV/Floor Area= 85.47

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-208-009-01 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**

46844 US HIGHWAY 41

**Owner's Name/Address**

SRIPAIPAN RAJANEE S FAMILY TRS
PO BOX 203
46844 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-18 SEC 8 T54N R33W PART OF GOV'T LOTS 1 D/F, COM AT N 1/4; TH ALONG THE NORTH SECTION LINE N 89 DEG 48' 07" E 1599.12'; THE PERPENDICULAR S 00 DEG 11' 53" E 838.85' TO THE POB ON THE EAST ROW LINE OF THE OLD SOO RR (30' FROM C/L), TH N 89 DEG 48' 07" E 187.94' TO A TRAVERSE POINT ON THE SHORE OF PORTAGE LAKE 35' M/L FROM THE WATER'S EDGE; TH ALONG A TRAVERSE LINE ALONG THE SHORE S 01 DEG 26' 57" W 140.06' TO A TRAVERSE POINT 43' M/L FROM THE WATER'S EDGE; TH S 89 DEG 48' 07" W 189.43' TO THE EAST LINE OF SAID RAILROAD; THE ALONG SAID ROW LINE NORTHERLY 140.11' ALONG THE ARC OF 5759.53' RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS N 02 DEG 03' 36" E 140.11' TO THE POB. ALSO THAT LYING BETWEEN THE TRAVERSE LINE AND THE WATER'S EDGE OF PORTAGE LAKE. 0.67 ACRES M/L
SPLIT ON 07/23/2012 INTO 010-208-009-01, ***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

Split/Comb. on 07/23/2012 completed 07/23/2012 LISA OWNER'S REQUEST; Parent Parcel(s): 010-208-009-00; Child Parcel(s): 010-208-009-01, 010-208-009-02;
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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 1,719,696 TCV/TFA: 347.83

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 04/08/2019 | 2019-010-001 | FOUNDATION |
| HOUSE | 09/24/2010 | 10-261 | COMPLETE |
| ADDITION | 04/17/2006 | 06-0028 | FOUNDATION |
| HOUSE | 09/11/1992 | 92-309 | FOUNDATION |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- X Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 140.11 | 189.43 | 1.0000 | 1.1238 | 910 | 100 | | 143,281 |
| 140 Actual Front Feet, 0.61 Total Acres | | | | | | | Total Est. Land Value = | 143,281 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 71,641 | 788,207 | 859,848 | | | 447,691C |
| 2023 | 71,169 | 742,123 | 813,292 | | | 426,373C |
| 2022 | 70,854 | 666,731 | 737,585 | | | 406,070C |
| 2021 | 66,917 | 626,763 | 693,680 | | | 393,098C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2010 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 4944 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: A
Effec. Age: 4
Floor Area: 4,944
Total Base New : 1,470,096 E.C.F.
Total Depr Cost: 1,411,294 X 1.117
Estimated T.C.V: 1,576,415

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2010
Car Capacity: 3
Class: A
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1292
% Good: 96
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls A Blt 2010
(11) Heating System: Forced Air w/ Ducts
Ground Area = 4944 SF Floor Area = 4944 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 | 4,944 | | |
| | | | Total: | 1,328,830 | 1,275,678 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 12,637 | 12,132 |
| 2 Fixture Bath | | | 2 | 16,850 | 16,176 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 6,586 | 6,323 |
| Water Well, 200 Feet | | | 1 | 12,913 | 12,396 |
| Garages | | | | | |
| Class: A Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,685 | 1,618 |
| Base Cost | | | 1292 | 90,595 | 86,971 |
| | | | Totals: | 1,470,096 | 1,411,294 |

Notes:

ECF (LAKE) 1.117 => TCV: 1,576,415

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

Parcel Number: 010-208-009-02 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. |
|---|---|---|---|---|---|---|---|---|
| SRIPAIPAN RAJANEE S FAMILY | PIETILA JOHN & JOLYNN | 580,000 | 04/24/2014 | WD | 03-ARM'S LENGTH | 2014/02055 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46802 US HIGHWAY 41

**Owner's Name/Address**

PIETILA JOHN M & JOLYNN
46802 US HIGHWAY 41
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/24/2014

MAP #:

2024 Est TCV 916,504 TCV/TFA: 340.45

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| OTHER | 10/03/2023 | 2023-039-155 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Tax Description**

P5-8-18B SEC 8 T54N R33W PART OF GOV'T LOTS 1 D/F,
COM AT N 1/4 POST TH ALONG THE N SECTION LINE N 89 DEG 48' 07" E 1,599.12'; TH PERPENDICULAR S 00 DEG 11' 53" E 838.85' TO THE POB ON THE EAST ROW LINE OF THE SOO RR (30' FROM C/L); TH N 89 DEG 48' 07" E 187.94' TO A TRAVERSE POINT ON THE SHORE OF PORTAGE LAKE 33' FROM THE WATER'S EDGE; TH ALONG A TRAVERSE LINE ALONG THE SHORE S 01 DEG 26' 57" W 341.86' TO A POINT 18' FROM THE WATERS EDGE; T S 89 DEG 48' 07" W 197.6' TO THE EAST ROW OF SAID RR; TH NOTHERLY 342.33' ALONG THE ARC OF A 5,759.58' RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS N 3 DEG 03' 57" E 342.28' TO THE POB. ALSO THAT LAND LYING BETWEEN THE TRAVERSE LINE AND THE WATER'S EDGE OF PORTAGE LAKE.
EXCEPT
P5-8-18A SEC 8 T54N R33W PART OF GOV'T
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

Split/Comb. on 07/23/2012 completed 07/23/2012 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-009-00;
Child Parcel(s): 010-208-009-01, 010-208-009-02;
---

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**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 234.37 | 197.60 | 1.0000 | 1.1478 | 910 | 100 | | 244,789 |
| 234 Actual Front Feet, 1.06 Total Acres | | | | | | | Total Est. Land Value = | 244,789 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 122,395 | 335,857 | 458,252 | | | 373,551C |
| 2023 | 121,588 | 316,427 | 438,015 | | | 355,763C |
| 2022 | 121,050 | 284,270 | 405,320 | | | 338,822C |
| 2021 | 114,325 | 267,245 | 381,570 | | | 327,999C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Carpeted
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 2492 S.F.
Crawl: 0 S.F.
Slab: 200 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1246 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 9
Floor Area: 2,692
Total Base New : 660,833 E.C.F.
Total Depr Cost: 601,356 X 1.117
Estimated T.C.V: 671,715

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 208 | CPP |
| 124 | CPP |
| 208 | Treated Wood |

**(17) Garage**

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: 996
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 1992
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2692 SF Floor Area = 2692 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/Brick | Basement | 2,492 | | |
| 1 Story | Siding | Slab | 200 | | |
| | | | Total: | 480,493 | 437,247 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1246 | 65,340 | 59,459 |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 3,200 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 13,373 | 12,169 |
| Separate Shower | | | 1 | 2,708 | 2,464 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,020 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,602 |
| Porches | | | | | |
| CPP | | | 208 | 4,580 | 4,168 |
| CPP | | | 124 | 2,998 | 2,728 |
| Deck | | | | | |
| Treated Wood | | | 208 | 4,432 | 4,033 |
| Garages | | | | | |
| Class: BC Exterior: Brick Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 996 | 66,911 | 60,889 |
| Door Opener | | | 2 | 1,337 | 1,217 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 6,769 | 6,160 |
| | | | Totals: | 660,833 | 601,356 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2023 MNF | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 1
Floor Area: 0
Total Base New : 0 E.C.F.
Total Depr Cost: 0 X 1.117
Estimated T.C.V: 0

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls BC Blt 2023
(11) Heating System: No Heating/Cooling
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 (LAKE) 1.117 => TCV: 0

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

Parcel Number: 010-208-009-25 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. |
|---|---|---|---|---|---|---|---|---|
| ANDERSON CARL/SARTORELLI C | ANDERSON FAMILY TRUST/SART | 0 | 04/29/2014 | WD | 09-FAMILY | 2014/02240 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46768 US HIGHWAY 41

**Owner's Name/Address**

ANDERSON FAMILY TRUST/SARTORELLI C
46768 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-18A SEC 8 T54N R33W
PT OF GOV'T LOT 1 & 2 SEC 8 D/F; COM AT N 1/4 COR, TH N 89 DEG 48' 07" E 1579.63' TH S 0 DEG 11' 53" E 1180.57' TO POB ON E ROW LINE OF SOO LINE RR, TH N 89 DEG 48' 07" E 197.60' TO PORTAGE LK 18' FROM WATER'S EDGE, TH ALG SHORE 175.07', TH S 89 DEG 48' 07" W 210.38', TH N 5 DEG 29' 18" E 144.72' TO POB.
1 ACRE M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 891,664 TCV/TFA: 334.21

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 04/23/1992 | 92-0277 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/02/2009 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 175.07 | 210.13 | 1.0000 | 1.1836 | 910 | 100 | | 188,561 |
| 175 Actual Front Feet, 0.84 Total Acres | | | | | | | Total Est. Land Value = | 188,561 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 94,281 | 351,551 | 445,832 | | | 258,290C |
| 2023 | 93,659 | 331,222 | 424,881 | | | 245,991C |
| 2022 | 93,245 | 297,548 | 390,793 | | | 234,278C |
| 2021 | 88,064 | 279,719 | 367,783 | | | 226,794C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| X | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 2668 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**

| | | |
|---|---|---|
| 400 | Recreation | SF |
| 300 | Living | SF |
| 3 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| 1 | Separate Shower |
| 2 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 3 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| 1 | 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 |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: B
Effec. Age: 9
Floor Area: 2,668
Total Base New : 691,711 E.C.F.
Total Depr Cost: 629,457 X 1.117
Estimated T.C.V: 703,103

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 368 | CPP |
| 156 | Treated Wood |
| 368 | Treated Wood |
| 132 | Treated Wood |

**(17) Garage**

Year Built: 1992
Car Capacity: 2
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 648
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls B Blt 1992
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2668 SF Floor Area = 2668 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 | Brick | Basement | 2,668 | | |
| | | | Total: | 543,810 | 494,867 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 400 | 11,856 | 10,789 |
| Basement Living Area | | | 300 | 17,172 | 15,627 |
| Basement, Outside Entrance, Below Grade | | | 3 | 12,500 | 11,375 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 10,230 | 9,309 |
| 2 Fixture Bath | | | 1 | 6,820 | 6,206 |
| Separate Shower | | | 1 | 3,109 | 2,829 |
| Ceramic Tile Floor | | | 2 | 3,571 | 3,250 |
| Vent Fan | | | 3 | 1,284 | 1,168 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,984 | 5,445 |
| Water Well, 50 Feet | | | 1 | 3,023 | 2,751 |
| Porches | | | | | |
| CPP | | | 368 | 8,184 | 7,447 |
| Deck | | | | | |
| Treated Wood | | | 156 | 3,800 | 3,458 |
| Treated Wood | | | 368 | 6,683 | 6,082 |
| Treated Wood | | | 132 | 3,407 | 3,100 |
| Garages | | | | | |
| Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 648 | 40,934 | 37,250 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-009-50 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. |
|---|---|---|---|---|---|---|---|---|
| HUANG MING | PIETILA ROBERT, KAREN & BI | 575,000 | 07/11/2017 | WD | 03-ARM'S LENGTH | 2017/03605 | DEED | 100.0 |
| ZOLLINGER HOWARD & WILMA | HUANG MING | 409,000 | 09/23/2005 | WD | 03-ARM'S LENGTH | 167/2787 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46736 US HIGHWAY 41

**Owner's Name/Address**

PIETILA ROBERT& KAREN REV LIV TRST
3174 BEACH LK DR
MILFORD MI 48380

**Tax Description**

P5-8-18B
SEC 8, T54N, R33W PART OF GOV LOT 2, COMM AT N 1/4 CORNER OF SEC 8; TH ALONG N SEC LINE N 89 DEG 48'7" E 1,561.81'; TH S 0 DEG 11'53" E 1,355.57' TO POB ON E ROW OF SOO RR;
TH N 89 DEG 48'7" E 210.38' TO A TRAVERSE PT ON SHORE OF PORTAGE LAKE 12' FROM WATERS EDGE; TH ALONG SHORE S 1 DEG 26' 57" W 175.07' TO A TRAVERSE PT 30' FROM WATERS EDGE; TH S 89 DEG 48'7" W 225' TO E ROW LINE OF RR; TH N 6 DEG 12'30" E 176.1' TO POB .87A M/L

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 764,868 TCV/TFA: 321.91

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| SAUNA | 07/12/2018 | 2018-031-127 | FOUNDATION |
| ADDITION | 04/17/2006 | 06-028 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 175.07 | 210.38 | 1.0000 | 1.1843 | 910 | 100 | | 188,673 |
| 175 Actual Front Feet, 0.85 Total Acres | | | | | | | Total Est. Land Value = | 188,673 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 10,126.58 | 1 | 99 | 10,026 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,026 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 94,337 | 288,097 | 382,434 | | | 333,644C |
| 2023 | 93,715 | 271,543 | 365,258 | | | 317,757C |
| 2022 | 93,300 | 243,953 | 337,253 | | | 302,626C |
| 2021 | 88,117 | 229,318 | 317,435 | | | 292,959C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1994 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 9 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 2312 S.F.
Crawl: 0 S.F.
Slab: 64 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 578 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 120 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: BC
Effec. Age: 12
Floor Area: 2,376
Total Base New : 575,987 E.C.F.
Total Depr Cost: 506,866 X 1.117
Estimated T.C.V: 566,169

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | CPP |
| 240 | CPP |
| 404 | Treated Wood |
| 240 | Treated Wood |

**(17) Garage**

Year Built: 1994
Car Capacity: 3
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 1994
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2376 SF Floor Area = 2376 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 2,312 | | |
| 1 Story | Siding | Slab | 24 | | |
| 1 Story | Siding | Slab | 28 | | |
| 1 Story | Siding | Slab | 12 | | |
| | | | Total: | 424,610 | 373,656 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 578 | 30,310 | 26,673 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 13,373 | 11,768 |
| 2 Fixture Bath | | | 1 | 4,480 | 3,942 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,854 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,516 |
| Porches | | | | | |
| CPP | | | 48 | 1,349 | 1,187 |
| CPP | | | 240 | 5,090 | 4,479 |
| Deck | | | | | |
| Treated Wood | | | 404 | 6,811 | 5,994 |
| Treated Wood | | | 240 | 4,850 | 4,268 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 960 | 54,000 | 47,520 |
| Door Opener | | | 3 | 2,006 | 1,765 |
| Built-Ins | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| ANDERSON BERNARD L & VIKKI | KISIEL DANIEL P & SHARON | 325,000 | 08/01/2006 | WD | 03-ARM'S LENGTH | 169/97 | DEED | 100.0 |
| | | 325,000 | 08/01/2000 | WD | 03-ARM'S LENGTH | 151:670 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46741 US HIGHWAY 41

Owner's Name/Address

KISIEL DANIEL P & SHARON
PO BOX 647
CHASSELL MI 49916

Tax Description

P5-8-19 SEC 8 T54N R33W PART OF GOV'T LOTS 1 & 2 D/F, BEG AT THE1/4 POST ON THE N SIDE OF SEC 8 TH N 89 DEG 53' E ALONG THE N LINE OF SAID SEC 1425.5' TH S 8 DEG 13' E 721.7' TH S 6 DEG 10' W 613' TH N 83 DEG 50' W 33' TO THE PT WHICH IS THE NE COR OF THE TRACT TO BE DESC FROM THIS PT RUN N 83 DEG 50'W 208.71' TH S 6 DEG 10' W 208.71' TH S 83 DEG 50' E 208.71' TH N 6 DEG 10' E 208.71' TO POB. 1 A.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 476,882 TCV/TFA: 77.79

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 10/03/2024 | 2023-031-370 | FOUNDATION |
| DEMOLISH | 10/13/2010 | 10-282 | COMPLETE |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| X | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 208.72 | 208.72 | 1.1766 | 1.0043 | 500 | 100 | | 123,314 |
| 209 Actual Front Feet, 1.00 Total Acres | | | | | | | Total Est. Land Value = | 123,314 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.20 | 120 | 46 | 1,557 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,557 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 61,657 | 176,784 | 238,441 | | | 203,155C |
| 2023 | 55,491 | 155,305 | 210,796 | | | 193,481C |
| 2022 | 55,491 | 147,326 | 202,817 | | | 184,268C |
| 2021 | 55,491 | 139,273 | 194,764 | | | 178,382C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Plywood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 870 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 870
Total Base New : 122,106 E.C.F.
Total Depr Cost: 72,042 X 0.854
Estimated T.C.V: 61,524

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 870 SF Floor Area = 870 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 | Pine Logs | Slab | 870 | | |
| | | | Total: | 114,716 | 67,682 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | 1 | 2,629 | 1,551 |
| | Totals: | 122,106 | 72,042 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 61,524

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

**Building Type**

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Average

Room List

1 Basement
2 1st Floor
2nd Floor
Bedrooms

**(1) Exterior**

X Wood/Shingle
Aluminum/Vinyl
Brick

X Insulation

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

X Wood Sash
Metal Sash
Vinyl Sash
X Double Hung
Horiz. Slide
Casement
X Double Glass
Patio Doors
X Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable Hip Flat | | Gambrel Mansard Shed |

X Asphalt Shingle

Chimney: Brick

**(3) Roof (cont.)**

X Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Concrete
Other:

**(6) Ceilings**

X Tile

**(7) Excavation**

Basement: 1073 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

Conc. Block
Poured Conc.
Stone
Treated Wood
X Concrete Floor

**(9) Basement Finish**

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas Wood | | Oil Coal | X | 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

Central Air
Wood Furnace

**(12) Electric**

100 Amps Service

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

**(14) Water/Sewer**

Public Water
Public Sewer
1 Water Well
1 1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

**(15) Built-ins**

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

**(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

Class: C
Effec. Age: 41
Floor Area: 1,073
Total Base New : 193,602 E.C.F.
Total Depr Cost: 114,227 X 0.854
Estimated T.C.V: 97,550

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 45 | Treated Wood |

**(17) Garage**

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: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CABIN Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1073 SF Floor Area = 1073 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 | 1,073 | | |
| | | | Total: | 158,366 | 93,437 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,551 |
| Deck | | | | | |
| Treated Wood | | | 45 | 1,652 | 975 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 624 | 25,659 | 15,139 |
| Door Opener | | | 1 | 535 | 316 |
| | | | Totals: | 193,602 | 114,227 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 97,550

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Softwood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 395 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 395
Total Base New : 56,617 E.C.F.
Total Depr Cost: 33,406 X 0.854
Estimated T.C.V: 28,529

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family CABIN Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 395 SF Floor Area = 395 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 395 | | |
| | | | Total: | 53,693 | 31,680 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 863 |
| Public Sewer | | | 1 | 1,462 | 863 |
| | | | Totals: | 56,617 | 33,406 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 28,529

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Softwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 432 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 432
Total Base New : 61,417 E.C.F.
Total Depr Cost: 36,237 X 0.854
Estimated T.C.V: 30,946

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Single Family CABIN Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 432 SF Floor Area = 432 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 432 | | |
| | | | Total: | 58,493 | 34,511 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 863 |
| Public Sewer | | | 1 | 1,462 | 863 |
| | | | Totals: | 61,417 | 36,237 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 30,946

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

Desc. of Bldg/Section: 8 APARTMENTS
Calculator Occupancy: Apartment

Class: C
Floor Area: 3,360
Gross Bldg Area: 3,360
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 37
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1976 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **

Quality: Average
Heat#1: Heat Pump System 100%
Heat#2: Heat Pump System 0%
Ave. SqFt/Story: 3360
Ave. Perimeter
Has Elevators:

*** Basement Info ***

Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type:

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 0
Overall Building Height: 10

Base Rate for Upper Floors = 109.97

(10) Heating system: Heat Pump System Cost/SqFt: 22.92 100%
Adjusted Square Foot Cost for Upper Floors = 132.89

Total Floor Area: 3,360 Base Cost New of Upper Floors = 446,510

Reproduction/Replacement Cost = 446,510
Eff.Age:37 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 156,279

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 133,462
Replacement Cost/Floor Area= 132.89 Est. TCV/Floor Area= 39.72

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

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

Parcel Number: 010-208-011-00 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. |
|---|---|---|---|---|---|---|---|---|
| MICHIGAN TECH UNIV BD OF C | PORTAGE GOLF COURSE CORPOF | 0 | 03/18/2015 | WD | 21-NOT USED/OTHER | 2015/01970 | DEED | 0.0 |
| BETA CHAPTER OF THETA TAU | MICHIGAN TECH UNIV BD OF C | 293,000 | 05/28/2014 | WD | 03-ARM'S LENGTH | 2014/02745 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46645 US HIGHWAY 41

Owner's Name/Address

PORTAGE GOLF COURSE CORPORATION
400 QUINCY ST
HANCOCK MI 49930

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 342,217 TCV/TFA: 90.06

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| REPAIR/RENOVATE | 11/22/2011 | 11-258 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 7.730 | Acres | 12,921 | 100 | | 99,882 |
| | | | 7.73 | Total Acres | | Total Est. Land Value = | | 99,882 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 49,941 | 121,168 | 171,109 | | | 157,018C |
| 2023 | 49,941 | 106,732 | 156,673 | | | 149,541C |
| 2022 | 14,487 | 134,600 | 149,087 | 149,087M | | 142,420C |
| 2021 | 11,352 | 126,519 | 137,871 | | | 137,871S |

Tax Description

P5-8-20
SEC 8 T54N R33W
PART OF GOV'T LOT 2 D/F COM AT A PT MARKED BY AN IRON PIN ON E & W CL OF SEC 8 WH IS 2637.50' S & 545.90' E FROM N 1/4 POST OF SAID SEC, TH N 6 DEG 2' W 95.25', TH N 32 DEG 54' E 336.89, TH N 6DEG 28' E 214.85', TH N 73 DEG 15' E 210.5' TH N 57 DEG 12' E 154.8', TH S 88DEG 30' E 298.14' TO R/W OF HWY US 41, TH S 6 DEG 10' W ALONG ABOVE R/W 522', TH S 89 DEG 55' W 208.70', TH S 6 DEG 10' W 208.7' TO E & W C/L OF SD SEC. TH S 89 DEG 55' W ALG SD C/L 539.30' TO POB
EXC PARCELS SOLD TO WICKLEY (P5-8-20A) COHODAS (P5-8-20B_) 7.73 ACRES M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/29/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: FOUR SQUARE

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 5 | Basement |
| 6 | 1st Floor |
| 10 | 2nd Floor |
| 6 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 2032 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**

| | | |
|---|---|---|
| 2100 | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 39
Floor Area: 3,800
Total Base New : 461,041 E.C.F.
Total Depr Cost: 281,235 X 0.854
Estimated T.C.V: 240,175

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FOUR SQUARE Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2032 SF Floor Area = 3800 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 | 1,768 | | |
| 1 Story | Siding | Basement | 264 | | |
| | | | Total: | 402,321 | 245,415 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 2100 | 39,732 | 24,237 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,528 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 5,547 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,904 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,604 |
| | | | Totals: | 461,041 | 281,235 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 240,175

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

Parcel Number: 010-208-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| WICKLEY ROSEMARY REV LIV T | MOROS JOANNE M | 17,000 | 08/06/2015 | WD | 03-ARM'S LENGTH | 2015/04123 | DEED | 100.0 |
| | | 1 | 04/01/1995 | WD | 03-ARM'S LENGTH | 133:745 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

MOROS JOANNE TRUST
19409 BOUNDARY RD
HOUGHTON MI 49931

Tax Description

P5-8-20A
SEC 8 T54N R33W PART OF GOV'T LOT 2,
SEC 8 T54N R33W D/F,
COMMENCING AT THE CENTER OF SEC 8, TH N 89 DEG 55' E 1295.3' TO THE W BDRY OF R/W OF HWY US 41, TH N 6 DEG 10' E 208.07' POB,
TH S 89 DEG 55' W 208.07', TH N 6 DEG 10' E 100', TH N 89 DEG 55' E 208.07' TO W BDRY OF HWY US 41, TH S 6 DEG 10' W ALONG THE HWY 100' TO POB. .47 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 6,110

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.470 Acres | | 13,000 | 100 | | 6,110 |
| | | | 0.47 Total Acres | | Total Est. Land Value = | | | 6,110 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,055 | 0 | 3,055 | | | 2,373C |
| 2023 | 2,260 | 0 | 2,260 | | | 2,260S |
| 2022 | 2,260 | 0 | 2,260 | | | 2,260S |
| 2021 | 2,656 | 0 | 2,656 | | | 2,656S |

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

Parcel Number: 010-208-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| KUKICH PATRICIA | HARRIS DUSTIN & KELLEY KYI | 269,200 | 08/03/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| DRAGICEVICH JOINT DECLAR T | KUKICH PATRICIA | 175,000 | 07/16/2020 | WD | 03-ARM'S LENGTH | 2020/03596 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46581 US HIGHWAY 41

**Owner's Name/Address**

HARRIS DUSTIN & KELLEY KYLE
3161 ZEBROID WAY
NEW HILL NC 27562

**Tax Description**

P5-8-20B SEC 8 T54N R33W PART OF GOV'T LOT 2, SEC 8 T54N R33W D/F, COMMENCING AT THE CENTER OF SEC 8, TH N 89 DEG 55' E 1295.3' TO W BDRY OF HWY US 41, TH N 6 DEG 10' E 508.7' TO POB, TH S 6 DEG 10' W ALONG THE HWY 200', TH N 88 DEG 30' W 100', TH N 6 DEG 10' E 100', TH NE'LY TO AN IRON PIN BEARING N 88 DEG 30' W 75' FROM POB, TH S 88 DEG 30' E 75' TO POB. .50 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 269,708 TCV/TFA: 80.85

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/01/2020 | 2018-999-015 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/27/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF WATER | 200.00 | 109.00 | 1.0000 | 1.0000 | 82 | 100 | | 16,400 |
| 200 Actual Front Feet, 0.50 Total Acres | | | | | | | Total Est. Land Value = | 16,400 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.46 | 192 | 70 | 3,287 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,287 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,200 | 126,654 | 134,854 | | | 134,854S |
| 2023 | 8,200 | 128,159 | 136,359 | | | 109,790C |
| 2022 | 2,404 | 115,125 | 117,529 | | | 104,562C |
| 2021 | 2,825 | 98,397 | 101,222 | | | 101,222S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1964 | 2010 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| X | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 3336 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 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 |

Class: C
Effec. Age: 50
Floor Area: 3,336
Total Base New : 447,673 E.C.F.
Total Depr Cost: 223,833 X 1.117
Estimated T.C.V: 250,021

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 76 | CPP |

**(17) Garage**

Year Built: 1964
Car Capacity: 2
Class: C
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1964
(11) Heating System: Forced Hot Water
Ground Area = 3336 SF Floor Area = 3336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Brick | Crawl Space | 3,336 | | |
| | | | Total: | 397,710 | 198,853 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,273 |
| 2 Fixture Bath | | | 1 | 3,042 | 1,521 |
| Porches | | | | | |
| CPP | | | 76 | 1,642 | 821 |
| Garages | | | | | |
| Class: C Exterior: Brick Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 32,626 | 16,313 |
| Common Wall: 1 Wall | | | 1 | -3,534 | -1,767 |
| Door Opener | | | 1 | 535 | 267 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 731 |
| Public Sewer | | | 1 | 1,462 | 731 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 2,612 |
| Direct-Vented Gas | | | 1 | 2,957 | 1,478 |
| | | | Totals: | 447,673 | 223,833 |

Notes:

ECF (LAKE) 1.117 => TCV: 250,021

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

Parcel Number: 010-208-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 70,000 | 08/01/2002 | WD | 03-ARM'S LENGTH | 158:761 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46509 US HIGHWAY 41

Owner's Name/Address

MOROS JOANNE TRUST
19409 BOUNDARY RD
HOUGHTON MI 49931

Tax Description

P5-8-21 SEC 8 T54N R33W PART OF GOV'T LOT 2, SEC 8 T54N R33W,
BEG AT SE COR OF SW 1/4 OF NE 1/4,
TH N 50', TH S 89 DEG 55' W 200', TH S 50', TH E 200' TO POB. .32 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 4,160

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.320 Acres | | 13,000 | 100 | | 4,160 |
| | | | 0.32 Total Acres | | Total Est. Land Value = | | | 4,160 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,080 | 0 | 2,080 | | | 1,615C |
| 2023 | 1,539 | 0 | 1,539 | | | 1,539S |
| 2022 | 1,539 | 0 | 1,539 | | | 1,539S |
| 2021 | 1,808 | 0 | 1,808 | | | 1,808S |

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

Parcel Number: 010-208-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| WICKLEY ROSEMARY REV LIV T | MOROS JOANNE M | 17,000 | 08/06/2015 | WD | 03-ARM'S LENGTH | 2015/04123 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

MOROS JOANNE TRUST
19409 BOUNDARY RD
HOUGHTON MI 49931

Tax Description

P5-8-21A
SEC 8 T54N R33W PART OF SEC 8 T54N R33W D/F,
COMMENCING AT THE SE CORNER OF SW 1/4 OF NE 1/4, TH N 6 DEG 10'E 125' ALONG HWY US 41 R/W TOTHE POB,
TH N 6 DEG 10' E 75', TH S 89 DEG 55' W 200',
TH S 6 DEG 10' W 75', TH N 89 DEG 55' E 200' TO POB.
.34 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 4,420

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.340 Acres | | 13,000 | 100 | | 4,420 |
| | | | 0.34 Total Acres | | | Total Est. Land Value = | | 4,420 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,210 | 0 | 2,210 | | | 1,716C |
| 2023 | 1,635 | 0 | 1,635 | | | 1,635S |
| 2022 | 1,635 | 0 | 1,635 | | | 1,635S |
| 2021 | 1,921 | 0 | 1,921 | | | 1,921S |

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

Parcel Number: 010-208-016-00 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**

46706 US HWY 41

**Owner's Name/Address**

STALEY MELISSA & LAWRENCE
46706 US HWY 41
HOUGHTON MI 49931

**Tax Description**

P3-8-22 SEC 8 T54N R33W PART OF GOV'T LOT 2 D/F,
COM AT N 1/4 POST OF SEC 8,
TH S 1530.57',
TH E 1542.16',
TH N 89 DEG 48'07" E 225' TO ATRAVERSE PNT ON THE SHORE OF PORTAGE LK 30' FROM WATER'S EDGE,
TH ALG THE SHORE 209.82';
TH S 89 DEG 48' 07" W 229';
TH N 6 DEG 12' 13" E 200.63' TO POB.
AND
P-5-24, P-5-26
SEC 8 T54N R33W PART OF GOV'T LOT 2 D/F,
COM AT N 1/4 POST TH S 1624.3'; TH E 1537.4'
TH S 6 DEG 13' W 105.36' TO POB,
TH N 89 DEG 48'07" E 223' TO ATRAVERSE
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/11/2021

MAP #:

2024 Est TCV 954,863 TCV/TFA: 340.41

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 09/17/2020 | 2020-010-402 | FOUNDATION |
| HOUSE | 11/19/2019 | 2019-031-315 | FOUNDATION |
| DEMOLISH | 11/21/2009 | 2019-031-313 | FOUNDATION |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| X | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 209.82 | 229.00 | 1.0000 | 1.2356 | 910 | 100 | | 235,918 |
| LAKE - RES | 50.00 | 240.00 | 1.0000 | 1.2649 | 910 | 100 | | 57,553 |
| 260 Actual Front Feet, 1.38 Total Acres | | | | | | | Total Est. Land Value = | 293,471 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 10.05 | 586 | 98 | 5,771 |
| D/W/P: 4in Ren. Conc. | 10.05 | 295 | 98 | 2,906 |
| D/W/P: 5in Ren. Conc. | 11.11 | 1332 | 98 | 14,503 |
| Wood Frame | 30.40 | 238 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 23,180 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 146,736 | 330,696 | 477,432 | | | 336,617C |
| 2023 | 145,768 | 311,459 | 457,227 | 457,227M | | 320,588C |
| 2022 | 145,123 | 279,794 | 424,917 | | | 305,322C |
| 2021 | 137,061 | 262,959 | 400,020 | | | 295,569C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2020 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1769 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 618 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |

Class: BC
Effec. Age: 2
Floor Area: 2,805
Total Base New : 583,025 E.C.F.
Total Depr Cost: 571,363 X 1.117
Estimated T.C.V: 638,212

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | CPP |
| 48 | CPP |
| 260 | CCP (1 Story) |
| 54 | CCP (1 Story) |
| 104 | CCP (1 Story) |
| 104 | Wood Balcony |

**(17) Garage**

Year Built: 2020
Car Capacity: 2
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 2020
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2052 SF Floor Area = 2805 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 | Blt-in Gar. | 283 | | |
| 2 Story | Siding | Crawl Space | 753 | | |
| 1+ Story | Siding | Crawl Space | 512 | | |
| 1 Story | Siding | Crawl Space | 504 | | |
| | | | Total: | 415,835 | 407,517 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 2 | 13,373 | 13,106 |
| 2 Fixture Bath | 1 | 4,480 | 4,390 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,516 | 5,406 |
| Water Well, 50 Feet | 1 | 2,859 | 2,802 |
| Porches | | | |
| CPP | 40 | 1,177 | 1,153 |
| CPP | 48 | 1,349 | 1,322 |
| CCP (1 Story) | 260 | 8,385 | 8,217 |
| CCP (1 Story) | 54 | 2,003 | 1,963 |
| CCP (1 Story) | 104 | 3,652 | 3,579 |
| Balcony | | | |
| Wood Balcony, Roof | 104 | 7,494 | 7,344 |
| Garages | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | |
| Door Opener | 3 | 2,006 | 1,966 |
| Base Cost | 1200 | 64,236 | 62,951 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-019-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46698 US HWY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 04/23/1992 | 92-277 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| JULIEN JONATHAN D & JENNIFER L<br>46688 US HIGHWAY 41<br>HOUGHTON MI 49931 | 2024 Est TCV 323,483 TCV/TFA: 173.17 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 50.00 | 264.00 | 1.0000 | 1.3266 | 910 | 100 | | 60,363 |
| LAKE - RES | 50.00 | 259.00 | 1.0000 | 1.3140 | 910 | 100 | | 59,788 |
| 100 Actual Front Feet, 0.60 Total Acres | | | | | | | Total Est. Land Value = | 120,151 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Concrete | 6.82 | 52 | 62 | 220 |
| Total Estimated Land Improvements True Cash Value = | | | | 220 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-8-26 SEC 8 T54N R33W PART OF GOV'T LOT 2 D/F,
COM AT N 1/4 POST TH S 1624.3' TH E 1537.4'
TH S 6 DEG 13' W 200' TO POB,
TH S 6 DEG 13' W 50' TH N 89 DEG 54' 30" E 264' TO SHORE OF PORTAGE LAKE TH N'LY ALONG SAID SHORE 50'
TH S 89 DEG 54' 30" W 266' TO POB ALSO KNOWN AS LOT 5 OF DEE'S PRIVATE PLAT. .30 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 60,076 | 101,666 | 161,742 | | | 144,567C |
| 2023 | 59,680 | 92,875 | 152,555 | | | 137,683C |
| 2022 | 59,415 | 81,362 | 140,777 | | | 131,127C |
| 2021 | 56,115 | 81,512 | 137,627 | | | 126,939C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1973 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1056 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 1,056
Total Base New : 182,643 E.C.F.
Total Depr Cost: 131,582 X 0.983
Estimated T.C.V: 129,345

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1973
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: 384
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1973
(11) Heating System: Forced Air w/ Ducts
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 | | | |
| | | | Total: | 156,198 | 110,901 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 384 | 18,520 | 15,001 | *8 |
| Door Opener | | | 1 | 535 | 433 | |
| | | | Totals: | 182,643 | 131,582 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 129,345

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 812 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 812
Total Base New : 105,734 E.C.F.
Total Depr Cost: 75,043 X 0.983
Estimated T.C.V: 73,767

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 108 | WGEP (1 Story) |
| 12 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 812 SF Floor Area = 812 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 | 812 | | | |
| | | | Total: | 96,298 | 68,372 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 108 | 9,126 | 6,479 | |
| CPP | | | 12 | 310 | 192 | *6 |
| | | | Totals: | 105,734 | 75,043 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 73,767

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

Parcel Number: 010-208-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46688 US HIGHWAY 41

Owner's Name/Address

JULIEN JONATHAN D & JENNIFER J
PO BOX 14
HOUGHTON MI 49931

Tax Description

P5-8-27; P5-8-28; SEC 8 T54N R33W
PART OF GOV'T LOT 2
D/F, COM AT N 1/4 POST TH S 1624.3' TH E 1537.4' TH S 6 DEG 13' W 250' TO POB TH S 6 DEG 13' W 50' TH N 89 DEG 54' 30" E 270' TO SHORE OF PORTAGE LAKE TH N'LY ALONG SAID SHORE50' TH S 89 DEG 54' 30" W 264' TO POB ALSO KNOWN AS LOT 6 OF DEE'S PRIVATE PLAT. .31 A.
AND

D/F, COM AT N 1/4 POST TH S 1624.3' TH E 1537.4' TH S 6 DEG 13' W 300' TO POB TH S 6 DEG 13' W 50' TH N 89 DEG 54' 30" E 270' TO SHORE OF PORTAGE LAKE TH N'LY ALONG SAID SHORE50' TH S 89 DEG 54' 30" W 270' TO POB ALSO KNOWN AS LOT 7 OF DEE'S PRIVATE PLAT. .31 A.
010-208-021-00 COMBINED INTO THIS PARCEL
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/15/2019

MAP #:

2024 Est TCV 810,128 TCV/TFA: 236.19

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 11/23/2016 | 2016-031-283 | COMPLETE |
| DEMOLISH | 11/08/2016 | 2016-031-275 | COMPLETE |
| HOUSE | 08/05/2016 | 2016-010-021 | COMPLETE |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 50.00 | 264.00 | 1.0000 | 1.3266 | 910 | 100 | | 60,363 |
| LAKE - RES | 50.00 | 270.00 | 1.0000 | 1.3416 | 910 | 100 | | 61,045 |
| 100 Actual Front Feet, 0.61 Total Acres | | | | | | | Total Est. Land Value = | 121,407 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 11.11 | 4136 | 97 | 44,572 |
| Retaining Wall: Precast,Ret. | 21.67 | 256 | 97 | 5,382 |
| Retaining Wall: Block, 6 in. | 20.56 | 128 | 97 | 2,553 |
| Total Estimated Land Improvements True Cash Value = | | | | 52,507 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 60,704 | 344,360 | 405,064 | | | 293,888C |
| 2023 | 60,304 | 324,517 | 384,821 | | | 279,894C |
| 2022 | 60,037 | 291,539 | 351,576 | | | 266,566C |
| 2021 | 56,701 | 273,875 | 330,576 | | | 258,051C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Excellent

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2700 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 2 | Direct-Vented Gas |

Class: BC
Effec. Age: 3
Floor Area: 3,430
Total Base New : 587,188 E.C.F.
Total Depr Cost: 569,574 X 1.117
Estimated T.C.V: 636,214

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 180 | CCP (1 Story) |
| 940 | CCP (1 Story) |

**(17) Garage**

Year Built: 2017
Car Capacity: 1
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 5
Mech. Doors: 0
Area: 1258
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 3430 SF Floor Area = 3430 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 | Slab | 668 | | |
| 1 Story | Siding | Slab | 992 | | |
| 1 Story | Siding | Slab | 660 | | |
| 1 Story | Siding | Slab | 380 | | |
| 1 Story | Siding | Blt-in Gar. | 730 | | |
| | | Total: | | 455,178 | 441,523 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,516 | 5,351 |
| Water Well, 50 Feet | 1 | 2,859 | 2,773 |
| Porches | | | |
| CCP (1 Story) | 180 | 6,070 | 5,888 |
| Foundation: Shallow | 180 | -1,267 | -1,229 |
| CCP (1 Story) | 940 | 35,513 | 34,448 |
| Garages | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | |
| Common Wall: 2 Wall | 1 | -6,094 | -5,911 |
| Door Opener | 5 | 3,343 | 3,243 |
| Base Cost | 1258 | 67,341 | 65,321 |
| Fireplaces | | | |
| Exterior 2 Story | 1 | 10,120 | 9,816 |
| Direct-Vented Gas | 2 | 8,609 | 8,351 |
| | Totals: | 587,188 | 569,574 |

Notes: COTTAGE

ECF (LAKE) 1.117 => TCV: 636,214

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

Parcel Number: 010-208-022-00 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. |
|---|---|---|---|---|---|---|---|---|
| | JOHNSONS & EPESETH | 200,000 | 05/01/2004 | WD | 03-ARM'S LENGTH | 164:890 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46590 US HIGHWAY 41

**Owner's Name/Address**

JOHNSON ELDEN D & BARBARA E 20%
ESPESETH FAMILY 2017 TRUST 80%
46590 US HWY 41
HOUGHTON MI 49931

**Taxpayer's Name/Address**

JOHNSON ELDEN D & BARBARA E 20%
EPESPETH RONALD & ALLISON J
2121 WEBSTER ST #601
SAN FRANCISCO CA 94115

**Tax Description**

P5-8-29
SEC 8 T54N R33W
PRT OF GOV'T LOT 2, SEC 8 T54N R33W D/F FROM THE N1/4 POST OF SEC 8 GO S 1624.3' TH E 1537.4' TO E SIDE OF R/W OF DSS & ARR, TH S 6 DEG 13' W ALONG SD R/W 350' TO POB, TH S 6 DEG 13' W ALONG SD R/W 200', TH N 89 DEG 54' 30" E 236.50' M/L TO SHORE OF PORTAGE LAKE, TH N'LY ALONG SD SHORE 200' M/L, TH S 89 DEG 54' 30" W260' M/L TO POB
AKA LOTS 8, 9, 10, & 11 OF PRIV PLAT OF JAMES R DEE. 1.17 A UNDIVIDED 1/5TH
164/890

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 02/17/2006
MAP #:
2024 Est TCV 882,856 TCV/TFA: 227.01

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 200.00 | 260.00 | 1.0000 | 1.3166 | 910 | 100 | | 239,614 |
| 200 Actual Front Feet, 1.19 Total Acres | | | | | | | Total Est. Land Value = | 239,614 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 119,807 | 321,621 | 441,428 | | | 268,998C |
| 2023 | 119,017 | 303,163 | 422,180 | | | 256,189C |
| 2022 | 118,491 | 272,324 | 390,815 | | | 243,990C |
| 2021 | 111,908 | 256,019 | 367,927 | | | 236,196C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 7 | 1st Floor |
| 1 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| X | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 2357 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: BC
Effec. Age: 12
Floor Area: 3,889
Total Base New : 654,392 E.C.F.
Total Depr Cost: 575,866 X 1.117
Estimated T.C.V: 643,242

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 112 | CPP |
| 16 | CPP |
| 120 | CPP |
| 616 | Treated Wood |

**(17) Garage**

Year Built: 2005
Car Capacity: 2
Class: BC
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 700
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 2005
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2707 SF Floor Area = 3889 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding/Brick | Basement | 2,357 | | |
| 1 Story | Siding | Blt-in Gar. | 350 | | |
| 0.5 Story | Siding | Overhang | 7 | | |
| | | | Total: | 573,924 | 505,053 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 6,686 | 5,884 |
| 2 Fixture Bath | 1 | 4,480 | 3,942 |
| Ceramic Tile Floor | 1 | 1,430 | 1,258 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,516 | 4,854 |
| Water Well, 50 Feet | 1 | 2,859 | 2,516 |
| Porches | | | |
| CPP | 112 | 2,743 | 2,414 |
| CPP | 120 | 2,914 | 2,564 |
| CPP | 16 | 495 | 436 |
| Deck | | | |
| Treated Wood | 616 | 8,981 | 7,903 |
| Garages | | | |
| Class: BC Exterior: Brick Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 700 | 45,444 | 39,991 |
| Common Wall: 1.5 Wall | 1 | -6,721 | -5,914 |
| Door Opener | 2 | 1,337 | 1,177 |
| Fireplaces | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46580 US HIGHWAY 41

**Owner's Name/Address**

MANDERFIELD KATHLEEN & DAVID TRUST
46580 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-33
SEC 8 T54N R33W PART OF GOV'T LOT 2 D/F, COM AT N 1/4 POST TH S 1624.3',
TH E 1537.4' TH S 6 DEG 13' W 550' TO POB,
TH S 6 DEG 13' W 84',
TH N 89 DEG 54' 30" E 158' TO SHORE OF PORTAGE LAKE,
TH N'LY ALONG SAID SHORE 84' TH S 89 DEG 54' 30" W 207' TO POB
ALSO KNOWN AS LOTS 12 & 13 OF DEE'S PRIVATE PLAT. .35 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 11/05/2006
MAP #:
2024 Est TCV 501,169 TCV/TFA: 217.52

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 09/27/2006 | 06-302 | FOUNDATION |
| GARAGE | 06/01/2005 | 05-095 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/27/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 84.00 | 207.00 | 1.0000 | 1.1747 | 910 | 100 | | 89,797 |
| 84 Actual Front Feet, 0.40 Total Acres | | | | | | | Total Est. Land Value = | 89,797 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.77 | 160 | 46 | 1,897 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,897 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 44,899 | 205,686 | 250,585 | | | 95,326C |
| 2023 | 44,603 | 193,823 | 238,426 | | | 90,787C |
| 2022 | 44,405 | 174,104 | 218,509 | | | 86,464C |
| 2021 | 41,938 | 163,682 | 205,620 | | | 83,702C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 2005 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 5 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1440 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1936 | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 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 |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| 1 | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 9
Floor Area: 2,304
Total Base New : 402,840 E.C.F.
Total Depr Cost: 366,585 X 1.117
Estimated T.C.V: 409,475

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | CPP |
| 384 | Treated Wood |

**(17) Garage**

Year Built: 2005
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1440 SF Floor Area = 2304 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 | 576 | | |
| 2 Story | Siding | Basement | 864 | | |
| | | | Total: | 273,456 | 248,845 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1936 | 67,934 | 61,820 |
| 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 |
| Ceramic Tile Floor | | | 2 | 2,192 | 1,995 |
| Vent Fan | | | 2 | 495 | 450 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 |
| Porches | | | | | |
| CPP | | | 40 | 1,016 | 925 |
| Deck | | | | | |
| Treated Wood | | | 384 | 6,217 | 5,657 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 27,075 | 24,638 |
| Door Opener | | | 2 | 1,070 | 974 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,754 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-024-00 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. |
|---|---|---|---|---|---|---|---|---|
| LA BEAU WILLIAM H | BOGAN JAMES S & RONDA L | 205,000 | 01/02/2007 | WD | 03-ARM'S LENGTH | 2007/0037 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46570 US HIGHWAY 41

**Owner's Name/Address**

BOGAN JAMES S & RONDA L TRUST
46570 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-34
SEC 8 T54N R33W PART OF GOV'T LOT 2 D/F, COM AT N 1/4 POST SEC 8, TH S 1624.3' TH E 1537.4' TH S 6 DEG 13' W 634' TO POB TH S 6 DEG 13'W 50' TH N 89 DEG 54' 30" E 138' TO SHORE PORTAGE LAKE TH N ALONG SAID SHORE 50' TH S 89 DEG 54' 30" W 158' TO POB ALSO KNOWN AS LOT 14 OF DEE'S PRIVATE PLAT. .17 A. AND
SEC 8 T54N R33W PART OF GOV'T LOT 2 D/F, COM AT N 1/4 POST SEC 8, TH S 1624.3' TH E 1537.4' TH S 6 DEG 13' W 684' TO POB TH S 6 DEG 13'W 50' TH N 89 DEG 54' 30" E 124' TO SHORE PORTAGE L TH N'LY ALONG SAID SHORE50' TH S 89 DEG 54' 30" W 138' TO POB ALSO KNOWN AS LOT 15 OF DEE'S PRIVATE PLAT. .15 A.
COMBINED FOR 2023 ROLL

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 03/20/2007
MAP #:
2024 Est TCV 752,785 TCV/TFA: 128.20

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/27/2008 | 08-165 | PART COMPL |
| DEMOLISH | 05/27/2008 | 08-082 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| X | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/27/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 50.00 | 158.00 | 1.0000 | 1.0263 | 910 | 100 | | 46,698 |
| LAKE - RES | 50.00 | 138.00 | 1.0000 | 0.9592 | 910 | 100 | | 43,642 |
| 100 Actual Front Feet, 0.34 Total Acres | | | | | | | Total Est. Land Value = | 90,340 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 1620 | 89 | 12,616 |
| D/W/P: 4in Ren. Conc. | 8.00 | 142 | 89 | 1,011 |
| D/W/P: Patio Blocks | 15.28 | 324 | 89 | 4,406 |
| Wood Frame | 27.16 | 126 | 89 | 3,046 |
| Total Estimated Land Improvements True Cash Value = | | | | 21,079 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 45,170 | 331,223 | 376,393 | | | 180,983C |
| 2023 | 44,872 | 312,680 | 357,552 | | | 172,365C |
| 2022 | 23,092 | 366,853 | 389,945 | | | 173,501C |
| 2021 | 21,810 | 345,490 | 367,300 | | | 167,959C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2008 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 6 | Basement |
| 7 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 2808 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 337 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| 4 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 13
Floor Area: 5,872
Total Base New : 659,984 E.C.F.
Total Depr Cost: 574,186 X 1.117
Estimated T.C.V: 641,366

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 112 | CCP (1 Story) |
| 224 | CPP |
| 336 | Treated Wood |

**(17) Garage**

Year Built: 2008
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: 620
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 2008
(11) Heating System: Forced Air w/ Ducts
Ground Area = 3428 SF Floor Area = 5872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Basement | 2,416 | | |
| 1.5 Story | Siding | Basement | 56 | | |
| 1 Story | Siding | Blt-in Gar. | 620 | | |
| 1 Story | Siding | Basement | 336 | | |
| | | | Total: | 577,426 | 502,360 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 337 | 11,825 | 10,288 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 3 | 13,640 | 11,867 |
| Porches | | | | | |
| CCP (1 Story) | | | 112 | 3,052 | 2,655 |
| CPP | | | 224 | 3,839 | 3,340 |
| Deck | | | | | |
| Treated Wood | | | 336 | 5,699 | 4,958 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 620 | 30,783 | 26,781 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,286 |
| Door Opener | | | 2 | 1,070 | 931 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,272 |
| Public Sewer | | | 1 | 1,462 | 1,272 |
| Solar Room | | | 96 | 12,354 | 10,748 |
| | | | Totals: | 659,984 | 574,186 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-026-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 150,000 | 01/01/2003 | WD | 03-ARM'S LENGTH | 160:272 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46562 US HIGHWAY 41

**Owner's Name/Address**

KOSHT MICHAEL J
46562 US HIGHWAY 41
HOUGHTON MI 49931

**Taxpayer's Name/Address**

KOSHT MICHAEL J
46562 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-36 SEC 8 T54N R33W PART OF GOV'T LOT 2 D/F, COM AT N 1/4 POST SEC 8, TH S 1624.3' TH E 1537.4' TH S 6 DEG 13' W 734' TO POB TH S 6 DEG 13'W 50' TH N 89 DEG 54' 30" E 111' TH SHORE PORTAGE L TH N'LY ALONG SAID SHORE50' TH S 89 DEG 54' 30" W 124' TO POB ALSO KNOWN AS LOT 16 OF DEE'S PRIVATE PLAT. .14 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/13/1996
MAP #:
2024 Est TCV 316,993 TCV/TFA: 277.09

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 04/04/2005 | 05-015 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/27/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 50.00 | 124.00 | 1.0000 | 0.9092 | 910 | 100 | | 41,369 |
| 50 Actual Front Feet, 0.14 Total Acres | | | | | | | Total Est. Land Value = | 41,369 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 33.29 | 154 | 46 | 2,358 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,358 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 20,685 | 137,812 | 158,497 | | | 107,942C |
| 2023 | 20,548 | 129,869 | 150,417 | | | 102,802C |
| 2022 | 20,458 | 116,665 | 137,123 | | | 97,907C |
| 2021 | 19,321 | 109,677 | 128,998 | | | 94,780C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2004 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable Hip Flat | | Gambrel Mansard Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1144 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 598 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: BC
Effec. Age: 9
Floor Area: 1,144
Total Base New : 268,838 E.C.F.
Total Depr Cost: 244,643 X 1.117
Estimated T.C.V: 273,266

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 208 | CPP |
| 312 | CPP |
| 108 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 2004
(11) Heating System: Electric Baseboard
Ground Area = 1144 SF Floor Area = 1144 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 | 1,144 | | |
| | | | Total: | 209,208 | 190,380 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 598 | 31,359 | 28,537 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 6,084 |
| Porches | | | | | |
| CPP | | | 208 | 4,580 | 4,168 |
| CPP | | | 312 | 6,134 | 5,582 |
| Deck | | | | | |
| Treated Wood | | | 108 | 2,821 | 2,567 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,873 | 1,704 |
| Public Sewer | | | 1 | 1,873 | 1,704 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 4,304 | 3,917 |
| | | | Totals: | 268,838 | 244,643 |

Notes:

ECF (LAKE) 1.117 => TCV: 273,266

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

Parcel Number: 010-208-027-00 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. |
|---|---|---|---|---|---|---|---|---|
| KING WAYNE C & MARY B | KING KEYSTONE PRESERVATION | 1 | 10/14/2014 | QC | 03-ARM'S LENGTH | 2014/05423 | DEED | 100.0 |
| KING OLGA A & WAYNE | KING WAYNE C & MARY B. | 0 | 03/14/2010 | QC | 09-FAMILY | 2010/01989 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46556 US HIGHWAY 41

**Owner's Name/Address**

KING KEYSTONE PRESERVATION TRUST
KING NICOLE M TRUSTEE
175 GLENCOE ROAD
COLUMBUS OH 43214

**Tax Description**

P5-8-37
SEC 8 T54N R33W
PART OF GOV'T LOT 2 D/F, COM AT N 1/4 POST SEC 8, TH S 1624.3' TH E 1537.4' TH S 6 DEG 13' W 784' TO POB, TH S 6 DEG 13' W 50' TH N 89 DEG 54' 30" E 107' TO SHORE PORTAGE L TH N'LY ALONG SAID SHORE50' TH S 89 DEG 54' 30" W 111' TO POB ALSO KNOWN AS LOT 17 OF DEE'S PRIVATE PLAT. .25 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 119,310 TCV/TFA: 207.14

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 50.00 | 111.00 | 1.0000 | 0.8602 | 910 | 100 | | 39,141 |
| 50 Actual Front Feet, 0.13 Total Acres | | | | | | | Total Est. Land Value = | 39,141 |

**Public Improvements**

- 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 |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | / / | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,571 | 40,084 | 59,655 | | | 50,343C |
| 2023 | 19,442 | 37,847 | 57,289 | | | 47,946C |
| 2022 | 19,355 | 34,001 | 53,356 | | | 45,663C |
| 2021 | 18,280 | 31,965 | 50,245 | | | 44,205C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1948 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Log |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | Paneled | X | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Wood |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 576 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 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 |

Class: C
Effec. Age: 24
Floor Area: 576
Total Base New : 94,436 E.C.F.
Total Depr Cost: 71,772 X 1.117
Estimated T.C.V: 80,169

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1948
(11) Heating System: Electric Baseboard
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Pine Logs | Crawl Space | 576 | | |
| | | | Total: | 83,791 | 63,682 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,111 |
| Public Sewer | | | 1 | 1,462 | 1,111 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,970 |
| Wood Stove | | | 1 | 2,497 | 1,898 |
| | | | Totals: | 94,436 | 71,772 |

Notes: CABIN

ECF (LAKE) 1.117 => TCV: 80,169

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

Parcel Number: 010-208-028-00 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. |
|---|---|---|---|---|---|---|---|---|
| ROMPS THOMAS M & MARCELLA | LAMPAA BRIAN & RACHEL | 800,000 | 11/01/2019 | LC | 03-ARM'S LENGTH | 2019/05766 | DEED | 100.0 |
| | | 119,800 | 07/01/1994 | WD | 03-ARM'S LENGTH | 127:163 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46534 US HIGHWAY 41

**Owner's Name/Address**

LAMPPA BRIAN & RACHEL
46534 US HWY 41
HOUGHTON MI 49931

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 64% 11/13/2019

MAP #:

2024 Est TCV 726,009 TCV/TFA: 308.94

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/01/2019 | 2018-999-025 | FOUNDATION |
| ADDITION | 08/22/2005 | 05-262 | FOUNDATION |
| DECK | 10/25/2000 | 00-839 | FOUNDATION |
| | / / | 2018-999-010 | FOUNDATION |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

**Tax Description**

P5-8-38
SEC 8 T54N R33W
PART OF GOV'T LOT 2 D/F, COM AT N 1/4 POST SEC 8, TH S 1624.3' TH E 1537.4' TH S 6 DEG 13' W 834' TO POB,
TH S 6 DEG 13' W 181.65' TH N 89 DEG - 55' E 70' M/L TO SHORE OF PORTAGE LAKE, TH N'LY ALONG SAID SHORE 189' M/L, TH S 89 DEG - 54' - 30" W 107' M/L TO POB
ALSO KNOWN AS LOTS 18, 19 & 20 OF DEE'S PRIVATE PLAT.
.34 A.
& ALSO PT OF N 1/2 OF GOVTLOT 3 COMM AT CEN POST TH N 89 DEG 55' 00" E 1411.3' TO A PNT ON E ROW BDRY OF SOO LINE RR BDRY & POB.
TH S 118.35', THN 89 DEG 55' 00" E 24' TO SHORE OF PORTAGE LK, TH NE'LY ALG SHORE 135', TH S 89 DEG 55' 00" W 70' M/L TO POB.

**Comments/Influences**

| Who | When | What |
|---|---|---|
| KH | 09/27/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 135.00 | 70.00 | 1.0213 | 1.0000 | 900 | 120 | CAN'T BUILD THIS CLOSE TO L | |
| PORTAGE LAKE | 189.00 | 107.00 | 1.0213 | 1.0000 | 900 | 120 | CAN'T BUILD THIS CLOSE TO L | |
| 324 Actual Front Feet, 0.68 Total Acres | | | | | | | Total Est. Land Value = | 357,372 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 6000 | 78 | 14,508 |
| Total Estimated Land Improvements True Cash Value = | | | | 14,508 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 178,686 | 184,319 | 363,005 | | | 314,406C |
| 2023 | 158,832 | 165,027 | 323,859 | | | 299,435C |
| 2022 | 132,360 | 172,710 | 305,070 | | | 285,177C |
| 2021 | 132,360 | 164,306 | 296,666 | | | 276,067C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1940 | 2000 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 780 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 17
Floor Area: 780
Total Base New : 125,165 E.C.F.
Total Depr Cost: 103,889 X 0.854
Estimated T.C.V: 88,721

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 108 | CPP |
| 144 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 780 SF Floor Area = 780 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 | Crawl Space | 780 | | |
| | | | Total: | 104,505 | 86,740 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,952 |
| Water Well, 200 Feet | | | 1 | 10,514 | 8,727 |
| Porches | | | | | |
| CPP | | | 108 | 2,118 | 1,758 |
| Deck | | | | | |
| Treated Wood | | | 144 | 3,267 | 2,712 |
| | | | Totals: | 125,165 | 103,889 |

Notes: CABIN
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 88,721

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1940 | 2000 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 320 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 22
Floor Area: 320
Total Base New : 49,368 E.C.F.
Total Depr Cost: 38,506 X 0.854
Estimated T.C.V: 32,884

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 240 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 320 SF Floor Area = 320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 320 | | |
| | | | Total: | 44,796 | 34,940 |
| Other Additions/Adjustments | | | | | |
| Deck | | | | | |
| Treated Wood | | | 240 | 4,572 | 3,566 |
| | | | Totals: | 49,368 | 38,506 |

Notes: CABIN
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 32,884

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 320 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 14
Floor Area: 320
Total Base New : 85,867 E.C.F.
Total Depr Cost: 73,847 X 0.854
Estimated T.C.V: 63,065

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 240 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family RANCH Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 320 SF Floor Area = 320 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 | 320 | | |
| | | | Total: | 46,695 | 40,159 |
| Other Additions/Adjustments | | | | | |
| Deck | | | | | |
| Treated Wood | | | 240 | 4,850 | 4,171 |
| Solar Room | | | 240 | 34,322 | 29,517 |
| | | | Totals: | 85,867 | 73,847 |

Notes: CABIN
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 63,065

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

Desc. of Bldg/Section:
Calculator Occupancy: Motels

Class: D
Floor Area: 930
Gross Bldg Area: 930
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 8
Physical %Good: 82
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Excellent
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Zoned A.C. Warm & Cooled Air 0%
Ave. SqFt/Story: 930
Total # Units
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Excellent

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Excellent
Total Floor Area: 930 # of Units: 0

Base Rate for Upper Floors = 238.58

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 21.62 100%
Adjusted Square Foot Cost for Upper Floors = 260.20

Total Floor Area: 930 Base Cost New of Upper Floors = 241,987

Reproduction/Replacement Cost = 241,987
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 198,429

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 169,459
Replacement Cost/Floor Area= 260.20 Est. TCV/Floor Area= 182.21

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many | | Average | | Few | | |
| | Above Ave. | | Typical | | None | | |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Coal | | Hand Fired |
| | Oil | | Stoker | | Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-208-029-00 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. |
|---|---|---|---|---|---|---|---|---|
| WALIKAINEN EMILY & DESTRAM | PORTAGE LAKE ACRES LLC | 560,000 | 09/06/2018 | WD | 03-ARM'S LENGTH | 2018/04412 | DEED | 100.0 |
| | | 100 | 10/01/1999 | WD | 03-ARM'S LENGTH | 148:869 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46905 US HIGHWAY 41

Owner's Name/Address

PORTAGE LAKE ACRES LLC
PO BOX 703
HOUGHTON MI 49931

Tax Description

P5-8-39 SEC 8 T54N R33W PART OF NE 1/4 OF NW 1/4 & GOVT LOT 1 D/F, COM AT 1/4 POST BETWEEN SEC'S 5 & 8, GO S 89 DEG 47' 30" W 1325.5', TH S 0 DEG 09' E 1318.1', TH N 89 DEG 52' E 1121.8', TH N 0 DEG 01' E 495', THN 89 DEG 52' E 200', TH N 89 DEG 54' E 1490' TO R/W OF HIGHWAY US 41, TH NLY ALONG US 41, 413', TH S 89 DEG 53' 30" W1451' TH N 0 DEG 1' E 412.25' TO POB.
56.17 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 590,004 TCV/TFA: 160.50

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 05/25/1988 | 88-099 | COMPLETE |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 56.170 | Acres | 1,878 | 100 | | 105,489 |
| | | | 56.17 | Total Acres | | | Total Est. Land Value = | 105,489 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.62 | 168 | 46 | 1,748 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,748 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 52,745 | 242,257 | 295,002 | | | 235,048C |
| 2023 | 52,436 | 228,711 | 281,147 | | | 223,856C |
| 2022 | 52,436 | 205,459 | 257,895 | | | 213,197C |
| 2021 | 34,910 | 193,142 | 228,052 | | | 206,387C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: FOUR SQUARE

| Yr Built | Remodeled |
|---|---|
| 1904 | 1970 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 5 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | X | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 1020 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**

| | | |
|---|---|---|
| 966 | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 42
Floor Area: 1,020
Total Base New : 224,919 E.C.F.
Total Depr Cost: 144,360 X 1.117
Estimated T.C.V: 161,250

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 28 | CPP |
| 144 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 1
Area: 1800
% Good: 83
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FOUR SQUARE Cls CD Blt 1904
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 754 | | | |
| 1 Story | Siding | Basement | 266 | | | |
| | | | Total: | 134,310 | 77,898 | |
| Other Additions/Adjustments | | | | | | |
| Recreation Room | | | 966 | 17,514 | 13,311 | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,191 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,583 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,467 | |
| Porches | | | | | | |
| CPP | | | 28 | 730 | 423 | |
| CPP | | | 144 | 2,435 | 1,412 | |
| Garages | | | | | | |
| Class: C Exterior: Pole (Unfinished) | | | | | | |
| Door Opener | | | 1 | 535 | 444 | |
| Base Cost | | | 1800 | 42,498 | 35,273 | *8 |
| Class: CD Exterior: Pole (Unfinished) | | | | | | |
| Base Cost | | | 640 | 15,661 | 9,083 | |
| Door Opener | | | 1 | 475 | 275 | |
| | | | Totals: | 224,919 | 144,360 | |

Notes:

ECF (LAKE) 1.117 => TCV: 161,250

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1990 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 448 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 22
Floor Area: 448
Total Base New : 59,526 E.C.F.
Total Depr Cost: 51,193 X 1.117
Estimated T.C.V: 57,183

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 115 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CABIN Cls CD Blt 1990
(11) Heating System: Forced Air w/ Ducts
Ground Area = 448 SF Floor Area = 448 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 448 | | | *8 |
| | | | Total: | 56,799 | 48,848 | |
| Other Additions/Adjustments | | | | | | |
| Deck | | | | | | |
| Treated Wood | | | 115 | 2,727 | 2,345 | *8 |
| | | | Totals: | 59,526 | 51,193 | |

Notes: CABIN
ECF (LAKE) 1.117 => TCV: 57,183

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1984 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 768 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 22
Floor Area: 768
Total Base New : 95,570 E.C.F.
Total Depr Cost: 82,191 X 1.117
Estimated T.C.V: 91,807

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family CABIN Cls CD Blt 1984
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 768 | | | *8 |
| | | | Total: | 91,718 | 78,878 | |

Other Additions/Adjustments

| | | | | |
|---|---|---|---|---|
| Deck | | | | |
| Treated Wood | 192 | 3,852 | 3,313 | *8 |
| | Totals: | 95,570 | 82,191 | |

Notes: CABIN

ECF (LAKE) 1.117 => TCV: 91,807

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1983 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 720 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 22
Floor Area: 720
Total Base New : 90,448 E.C.F.
Total Depr Cost: 77,786 X 1.117
Estimated T.C.V: 86,887

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 186 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Single Family CABIN Cls CD Blt 1983
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 720 | | | *8 |
| | | | Total: | 86,674 | 74,540 | |

Other Additions/Adjustments

| | | | | |
|---|---|---|---|---|
| Deck | | | | |
| Treated Wood | 186 | 3,774 | 3,246 | *8 |
| | Totals: | 90,448 | 77,786 | |

Notes: CABIN

ECF (LAKE) 1.117 => TCV: 86,887

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1982 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 720 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 22
Floor Area: 720
Total Base New : 89,151 E.C.F.
Total Depr Cost: 76,670 X 1.117
Estimated T.C.V: 85,640

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 102 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 5 Single Family CABIN Cls CD Blt 1982
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 720 | | | *8 |
| | | | Total: | 86,674 | 74,540 | |
| Other Additions/Adjustments | | | | | | |
| Deck | | | | | | |
| Treated Wood | | | 102 | 2,477 | 2,130 | *8 |
| | | | Totals: | 89,151 | 76,670 | |

Notes: CABIN

ECF (LAKE) 1.117 => TCV: 85,640

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

Parcel Number: 010-208-030-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>US HIGHWAY 41<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Tax Description

P5-8-40 SEC 8 T54N R33W ALL THAT PART OF THE NW 1/4 OF NW 1/4 OFSEC 8 T54N R33W LYING S & E OF THE PILGRIM RIVER. 34.80 A.

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 34.80 Acres | | | 0 | 100 | | 0 |
| | | 34.80 Total Acres | | | Total Est. Land Value = | | | 0 |

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

Parcel Number: 010-208-031-00 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. |
|---|---|---|---|---|---|---|---|---|
| TARSI JIM M & MADACEY JOHN | OLD US 41, INC | 0 | 10/30/2008 | WD | 03-ARM'S LENGTH | 2008/06444 | DEED | 100.0 |
| TARSI JIM | TARSI JIM M & MADACEY JOHN | 1 | 01/22/2007 | WD | 03-ARM'S LENGTH | 2008/00409 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

RIVER TRAILS LLC
41599 HALF MOON BEACH RD
CHASSELL MI 49916

Tax Description

P5-8-40A
SEC 8 T54N R33W
ALL THAT PART OF THE NW 1/4 OF NW 1/4
SEC 8 T54N R33W LYING N & W OF THE
PILGRIM RIVER. 5.20 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 30,850

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | | Vacant |
|---|---|---|---|
| | | X | |

| | Public Improvements |
|---|---|
| | 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

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 5.200 Acres | | 5,933 | 100 | | 30,850 |
| | | | 5.20 Total Acres | | Total Est. Land Value = | | | 30,850 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,425 | 0 | 15,425 | | | 13,282C |
| 2023 | 12,650 | 0 | 12,650 | | | 12,650S |
| 2022 | 12,650 | 0 | 12,650 | | | 10,902C |
| 2021 | 11,694 | 0 | 11,694 | | | 10,554C |

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

Parcel Number: 010-208-032-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>US HIGHWAY 41<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 40.00 Acres | | | 0 | 100 | | 0 |
| | | 40.00 Total Acres | | | Total Est. Land Value = | | | 0 |

Public Improvements

- 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

Tax Description

P5-8-41 SEC 8 T54N R33W SW 1/4 OF NW 1/4. 40 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2023 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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

Parcel Number: 010-208-033-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>US HIGHWAY 41<br>HOUGHTON MI 49931 | 2024 Est TCV 0 TCV/TFA: 0.00 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 33.94 Acres | | | 0 | 100 | | 0 |
| | | 33.94 Total Acres | | | Total Est. Land Value = | | | 0 |

Taxpayer's Name/Address

BD OF CONTROL M T U
US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-8-42 SEC 8 T54N R33W W 1120' OF THE SE 1/4 OF THE NW 1/4. 33.94 A.

Comments/Influences

Public Improvements

| | |
|---|---|
| | 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

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

Desc. of Bldg/Section:
Calculator Occupancy: Clubhouses

Class: D
Floor Area: 5,300
Gross Bldg Area: 14,800
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 21
Physical %Good: 59
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 5300
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good
Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 167.68

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 29.57 100%
Adjusted Square Foot Cost for Upper Floors = 197.25

Total Floor Area: 5,300 Base Cost New of Upper Floors = 1,045,425

Reproduction/Replacement Cost = 1,045,425
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0
Total Depreciated Cost = 616,801

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 526,748
Replacement Cost/Floor Area= 197.25 Est. TCV/Floor Area= 99.39

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Convention Centers

Class: D
Floor Area: 5,400
Gross Bldg Area: 14,800
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 21
Physical %Good: 59
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 5400
Ave. Perimeter: 420
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 420

Base Rate for Upper Floors = 135.39

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 37.42 100%
Adjusted Square Foot Cost for Upper Floors = 172.81

Total Floor Area: 5,400 Base Cost New of Upper Floors = 933,174

Reproduction/Replacement Cost = 933,174
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0
Total Depreciated Cost = 550,573

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 470,189
Replacement Cost/Floor Area= 172.81 Est. TCV/Floor Area= 87.07

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Residential (Detached)

Class: D,Siding
Floor Area: 2,516
Gross Bldg Area: 14,800
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 21
Physical %Good: 65
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2516
Ave. Perimeter: 116
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Stories: 1 Story Height: 10 Perimeter: 116

Base Rate for Upper Floors = 33.18

Adjusted Square Foot Cost for Upper Floors = 33.18

Total Floor Area: 2,516 Base Cost New of Upper Floors = 83,481

Reproduction/Replacement Cost = 83,481
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0
Total Depreciated Cost = 54,263

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 46,340
Replacement Cost/Floor Area= 33.18 Est. TCV/Floor Area= 18.42

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Residential (Detached)

Class: D,Siding
Floor Area: 1,008
Gross Bldg Area: 14,800
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 21
Physical %Good: 65
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1008
Ave. Perimeter: 132
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Stories: 1 Story Height: 10 Perimeter: 132

Base Rate for Upper Floors = 36.00

Adjusted Square Foot Cost for Upper Floors = 36.00

Total Floor Area: 1,008 Base Cost New of Upper Floors = 36,288

Reproduction/Replacement Cost = 36,288
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0
Total Depreciated Cost = 23,587

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 4 = 20,143
Replacement Cost/Floor Area= 36.00 Est. TCV/Floor Area= 19.98

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Residential (Detached)

Class: D,Siding
Floor Area: 576
Gross Bldg Area: 14,800
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 21
Physical %Good: 65
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 576
Ave. Perimeter: 96
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Stories: 1 Story Height: 10 Perimeter: 96

Base Rate for Upper Floors = 42.00

Adjusted Square Foot Cost for Upper Floors = 42.00

Total Floor Area: 576 Base Cost New of Upper Floors = 24,192

Reproduction/Replacement Cost = 24,192
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0
Total Depreciated Cost = 15,725

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 5 = 13,429
Replacement Cost/Floor Area= 42.00 Est. TCV/Floor Area= 23.31

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-208-034-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22469 BRITZ RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 07/13/2005 | 05-198 | FOUNDATION |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BRITZ JAMES, ROY, JOHN & JUSTIN<br>22469 BRITZ RD<br>HOUGHTON MI 49931 | 2024 Est TCV 258,163 TCV/TFA: 73.09 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 11 ACRE | | | 10.50 Acres | | 4250 | 100 | | 44,625 |
| | | | 10.50 Total Acres | | | Total Est. Land Value = | | 44,625 |

Public Improvements

- 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

- Level
- Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P5-8-43 SEC 8 T54N R33W
PART OF THE NE 1/4 OF SW 1/4, SEC 8 T54NR33W D/F,
THE N 400' OF THE NE 1/4 OF SW 1/4 & ALSO A STRIP OF LAND 60' WIDE, 300' LONG ALONG THE E SIDE OF NE 1/4 OF SW 1/4 COMMENCING 400' S OF THE NE COR OF THE NE 1/4 OF SW 1/4.
EXC N 208.71' OF E 417.42' THEREOF. 10.50 AC M/L

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,313 | 106,769 | 129,082 | | | 44,859C |
| 2023 | 16,538 | 98,568 | 115,106 | | | 42,723C |
| 2022 | 16,538 | 80,282 | 96,820 | | | 40,689C |
| 2021 | 13,650 | 79,355 | 93,005 | | | 39,390C |

| Who | When | What |
|---|---|---|
| KH | 09/23/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1970 | 1978 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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**

| | | | |
|---|---|---|---|
| X | Tile | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1200 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 2 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| 1 | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 29
Floor Area: 1,200
Total Base New : 144,393 E.C.F.
Total Depr Cost: 102,519 X 0.983
Estimated T.C.V: 100,777

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1200 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 | 1,200 | | |
| | | | Total: | 125,067 | 88,798 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 201 | 143 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 2 | 8,906 | 6,323 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,796 |
| Fireplaces | | | | | |
| Exterior 1 Story | | | 1 | 5,586 | 3,966 |
| Wood Stove | | | 1 | 2,103 | 1,493 |
| | | | Totals: | 144,393 | 102,519 |

Notes: MH
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 100,777

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 392 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 29
Floor Area: 392
Total Base New : 47,686 E.C.F.
Total Depr Cost: 33,858 X 0.983
Estimated T.C.V: 33,282

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 392 SF Floor Area = 392 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 | 392 | | |
| | | | Total: | 47,686 | 33,858 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 47,686 | 33,858 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 33,282

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Storage

Class: S
Floor Area: 680
Gross Bldg Area: 1,940
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 14
Physical %Good: 65
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 680
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 91.63

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 91.63

Total Floor Area: 680 Base Cost New of Upper Floors = 62,308

Reproduction/Replacement Cost = 62,308
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0
Total Depreciated Cost = 40,500

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 39,812
Replacement Cost/Floor Area= 91.63 Est. TCV/Floor Area= 58.55

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Repair Shed

Class: S
Floor Area: 1,260
Gross Bldg Area: 1,940
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 5
Physical %Good: 86
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 1260
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 31.97

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.27 100%
Adjusted Square Foot Cost for Upper Floors = 37.24

Total Floor Area: 1,260 Base Cost New of Upper Floors = 46,922

Reproduction/Replacement Cost = 46,922
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
Total Depreciated Cost = 40,353

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 2 = 39,667
Replacement Cost/Floor Area= 37.24 Est. TCV/Floor Area= 31.48

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-208-034-25 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: B-1 | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22475 BRITZ RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/08/2003 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BRITZ ROY A & VITA M<br>22475 BRITZ RD<br>HOUGHTON MI 49931 | 2024 Est TCV 870,466 TCV/TFA: 240.79 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Taxpayer's Name/Address

BRITZ ROY A & VITA M
22475 BRITZ RD
HOUGHTON MI 49931

Tax Description

P5-8-43C SEC 8 T54N R33W N 208.71' OF E 417.42' OF NE 1/4 OF SW 1/4. 2 AC M/L

Comments/Influences

| | Public Improvements |
|---|---|
| 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 |

| Who | When | What |
|---|---|---|
| KH | 09/23/2010 | INSPECTED |
| TH | 10/18/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,000 | 425,233 | 435,233 | | | 133,512C |
| 2023 | 8,200 | 387,337 | 395,537 | | | 127,155C |
| 2022 | 8,200 | 339,229 | 347,429 | | | 121,100C |
| 2021 | 9,000 | 338,961 | 347,961 | | | 117,232C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2003 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| X | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 2584 S.F.
Crawl: 0 S.F.
Slab: 1031 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| 2437 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 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 |

**(15) Fireplaces**

| | |
|---|---|
| 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 |

Class: B
Effec. Age: 9
Floor Area: 3,615
Total Base New : 935,764 E.C.F.
Total Depr Cost: 851,544 X 0.983
Estimated T.C.V: 837,068

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 88 | CPP |
| 1484 | Treated Wood |

**(17) Garage**

Year Built: 2003
Car Capacity: 2
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1031
% Good: 91
Storage Area: 1031
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls B Blt 2003
(11) Heating System: Radiant (in-floor), Air Conditioning
Ground Area = 3615 SF Floor Area = 3615 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 | 2,584 | | |
| 1 Story | Siding | Slab | 1,031 | | |
| | | | Total: | 710,135 | 646,224 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 2437 | 72,233 | 65,732 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 10,230 | 9,309 |
| 2 Fixture Bath | | | 1 | 6,820 | 6,206 |
| Extra Sink | | | 1 | 1,698 | 1,545 |
| Vent Fan | | | 1 | 428 | 389 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,984 | 5,445 |
| Water Well, 50 Feet | | | 1 | 3,023 | 2,751 |
| Porches | | | | | |
| CPP | | | 88 | 2,516 | 2,290 |
| Garages | | | | | |
| Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Storage Over Garage | | | 1031 | 21,857 | 19,890 |
| Door Opener | | | 2 | 1,498 | 1,363 |
| Base Cost | | | 1031 | 54,406 | 49,509 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 1,413 | 1,286 |
| Jacuzzi Tub | | | 1 | 14,096 | 12,827 |
| Fireplaces | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Arenas | | | | |
| Year Built | 1995 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Cheap | | | | |
| # of Walls, Perimeter | 4 Wall, 140 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 30 x 40 = 1200 | | | | |
| Cost New | $ 15,144 | | | | |
| Phy./Func./Econ. %Good | 90/100/100 90.0 | | | | |
| Depreciated Cost | $ 13,630 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 90 | | | | |
| Est. True Cash Value | $ 13,398 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 13398 / All Cards: 13398 | | | | | |

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

Parcel Number: 010-208-035-00 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. |
|---|---|---|---|---|---|---|---|---|
| LEDDY DAVID G & JUDITH A T | CLEARY JEREMY & TONI | 184,400 | 06/01/2011 | PTA | 03-ARM'S LENGTH | 2012/02682 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22521 BRITZ RD

Owner's Name/Address

CLEARY JEREMY & TONI
22521 BRITZ RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/01/2011

MAP #:

2024 Est TCV 234,197 TCV/TFA: 209.10

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 2 ACRE | | | 1.71 Acres | | 10000 | 100 | | 17,100 |
| | | | 1.71 Total Acres | | | Total Est. Land Value = | | 17,100 |

Public Improvements

- 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

Tax Description

P5-8-43A SEC 8 T54N R33W PART OF THE NE 1/4 OF SW 1/4 SEC 8 T54N R33W D/F, COMMENCING 40' S OF THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SW1/4 OF SEC 8 POB, TH S 208', TH W 208', TH N 208', TH E 208' TO POB. 1 A. AND
P5-8-48D SEC 8 T54N R33W PART OF THE S 1/2 OF GOV'T LOT 3, SEC 8 T54N R33W D/F, COMM AT THE CENTER QUARTER CORNER OF SEC 8, GO S 00 DEG 05' 48" W ALONG THE N/S QUARTER LINE 699.51' TO THE POB, (PREVIOUSLY DESC AS A POINT 40' S OF THE NW COR OF THE S 1/2 OF GOV'T LOT 3 OF SD SEC); TH S 00 DEG 05' 48" W ALONG THE N/S QUARTER LINE 208.68' (PREVIOUSLY DESC AS TH S 208'); TH N 89 DEG 58' 43" EAST 147.83'; TH N 00 DEG 02' 37" E 208.01'; TH N 89 DEG 50' 13" W 147.64' TO POB. .71 A W/EASEMENT
EXCEPTION TAKEN OUT OF PARCEL 2 208' X 60' SPLIT (0.2865 A.) TO 208-055-00
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 05/05/2009 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,550 | 108,549 | 117,099 | | | 82,167C |
| 2023 | 7,011 | 98,927 | 105,938 | | | 78,255C |
| 2022 | 7,011 | 86,664 | 93,675 | | | 74,529C |
| 2021 | 7,695 | 86,824 | 94,519 | | | 72,149C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1963 | 1998 |

Condition: Good

**Room List**

| | |
|---|---|
| 5 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | 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 | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1120 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**

| | | |
|---|---|---|
| 220 | Recreation | SF |
| 242 | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,120
Total Base New : 256,804 E.C.F.
Total Depr Cost: 220,851 X 0.983
Estimated T.C.V: 217,097

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | Treated Wood |
| 120 | Treated Wood |

**(17) Garage**

Year Built: 1997
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 672
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls C Blt 1963
(11) Heating System: Forced Hot Water
Ground Area = 1120 SF Floor Area = 1120 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 | 1,120 | | |
| | | | Total: | 168,547 | 144,952 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 220 | 4,162 | 3,579 |
| Basement Living Area | | | 242 | 8,492 | 7,303 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,154 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,616 |
| Extra Sink | | | 1 | 929 | 799 |
| Vent Fan | | | 1 | 247 | 212 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Deck | | | | | |
| Treated Wood | | | 80 | 2,216 | 1,906 |
| Treated Wood | | | 120 | 2,884 | 2,480 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 27,075 | 23,284 |
| Door Opener | | | 1 | 535 | 460 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 1 | 535 | 460 |
| Base Cost | | | 226 | 12,550 | 10,793 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-036-10 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22505 BRITZ RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BRITZ JOHN P<br>22505 BRITZ RD<br>HOUGHTON MI 49931 | 2024 Est TCV 240,758 TCV/TFA: 148.34 | | | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 1.49 Acres | | 13000 | 100 | | 19,370 |
| | | | 1.49 Total Acres | | Total Est. Land Value = | | | 19,370 |

Tax Description

P5-8-43B SEC 8 T54N R33W PART OF THE NE 1/4 OF SW 1/4, SEC 8 T54N R33W D/F, COM AT THE NE CORNER OF TNE NE 1/4 OF THE SW 1/4 OF SEC 8, TH SOUTH ALONG THE EAST LINE OF THE NE 1/4 OF THE SW 1/4 400'; TH WEST ALONG THE SOUTH LINE OF THE NORTH 400' OF THE NE 1/4 OF THE SW 1/4 140' TO THE POB; TH CONT WEST ALONG THE SOUTH LINE OF THE N 400' OF THE NE 1/4 OF THE SW 1/4 312', TH SOUTH ON A LINE PERPENDICULAR TO THE SOUTH LINE OF THE NORTH 400' OF THE NE 1/4 OF THE SW 1/4 208';TH EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH 400' 312'; TH NORTH ON A LINE PERPENDICULAR TO THE SOUTH LINE OF THE NORTH 400' 208' M/L TO POB. 1.49 AC M/L
SPLIT ON 08/22/2011 FROM 010-208-036-00;

Comments/Influences

Split/Comb. on 08/22/2011 completed 08/22/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-036-00;
Child Parcel(s): 010-208-036-10, 010-208-036-20;
---

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,685 | 110,694 | 120,379 | | | 61,536C |
| 2023 | 7,163 | 100,822 | 107,985 | | | 58,606C |
| 2022 | 7,163 | 88,318 | 95,481 | | | 55,816C |
| 2021 | 8,940 | 88,483 | 97,423 | | | 54,033C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1314 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. | |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 9
Floor Area: 1,623
Total Base New : 249,037 E.C.F.
Total Depr Cost: 225,217 X 0.983
Estimated T.C.V: 221,388

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1314 SF Floor Area = 1623 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 1,236 | | |
| 1 Story | Siding | Basement | 78 | | |
| | | | Total: | 210,997 | 192,008 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,280 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 27,075 | 23,284 *8 |
| Door Opener | | | 2 | 1,070 | 920 |
| | | | Totals: | 249,037 | 225,217 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 221,388

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

Parcel Number: 010-208-036-20 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. |
|---|---|---|---|---|---|---|---|---|
| BRITZ JOHN P | BRITZ ROY & VITA | 50,000 | 08/24/2011 | WD | 32-SPLIT VACANT | 2011/04288 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

BRITZ RD

Owner's Name/Address

BRITZ ROY & VITA
22475 BRITZ RD
HOUGHTON MI 49931

Tax Description

P5-8-43B SEC 8 T54N R33W PART OF THE NE 1/4 OF SW 1/4, SEC 8 T54NR33W D/F, COM AT A POINT 400' S OF THE NE COR OF THE NE 1/4 OF SW 1/4, TH W APPROX 1320', TH S 920' M/L, TH E APPROX 1320', TH N 920' M/L TO POB W/EASEMENT
EXCEPT LESS 1 ACRE PARCEL TO BRITZ (P5-8-43A) COM 700' S OF NE 1/4 OF SW 1/4; TH W 208'; TH S 208'; TH E 208'; TH N 208' TO POB; &
ALSO EXCEPT A STRIP OF LAND 60' WIDE, 300' LONG ALG E E SIDE OF NE 1/4 OF SW 1/4 FROM THE N SIDE OF MENTIONED 1 ACRE PLAT & N SIDE OF THE ABOVE DESC LAND (P5-8-43)
AND EXCEPT 1.49 ACRES SPLIT TO 010-208-036-10
25.01 A
SPLIT ON 08/22/2011 FROM 010-208-036-00;

Comments/Influences

Split/Comb. on 08/22/2011 completed 08/22/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-036-00;
Child Parcel(s): 010-208-036-10, 010-208-036-20;
---

Class: RESIDENTIAL-VACANT Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 75,030

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 25 ACRES | | | 25.01 Acres | | 3000 | 100 | | 75,030 |
| | | | 25.01 Total Acres | | Total Est. Land Value = | | | 75,030 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 37,515 | 0 | 37,515 | | | 22,807C |
| 2023 | 25,010 | 0 | 25,010 | | | 21,721C |
| 2022 | 25,010 | 0 | 25,010 | | | 20,687C |
| 2021 | 25,010 | 0 | 25,010 | | | 20,027C |

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

Parcel Number: 010-208-038-00 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. |
|---|---|---|---|---|---|---|---|---|
| ELLIOTT LANCE | JOHNSON MARK T & GAIL E | 80,000 | 08/17/2021 | WD | 03-ARM'S LENGTH | 2021/05230 | DEED | 100.0 |
| ULTIMATE PERFORMANCE INC | ELLIOTT LANCE | 0 | 08/08/2007 | WD | 03-ARM'S LENGTH | 2007/04336 | DEED | 0.0 |
| | | 110,000 | 03/01/2005 | WD | 03-ARM'S LENGTH | 167:696 | DEED | 0.0 |
| | | | | | | | | |

Property Address

BRITZ RD

Owner's Name/Address

JOHNSON MARK T & GAIL E
46189 HWY 41
HOUGHTON MI 49931

Tax Description

SEC 8 T54N R33W N 1/2 OF S 1/2 OF SW 1/4. 40 A

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| | 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 39,900C |
| 2023 | 38,000 | 0 | 38,000 | | | 38,000S |
| 2022 | 38,000 | 0 | 38,000 | | | 38,000S |
| 2021 | 38,800 | 0 | 38,800 | | | 16,738C |

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

Parcel Number: 010-208-039-00 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. |
|---|---|---|---|---|---|---|---|---|
| SCHULTZ JAMES L & ANGELENE | SCHULTZ JAMES L | 0 | 02/25/2013 | QC | 09-FAMILY | 2013/01098 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 22182 DENTON RD |

Owner's Name/Address

SCHULTZ JAMES L
22182 DENTON RD
CHASSELL MI 49916

Tax Description

P5-8-46 SEC 8 T54N R33W A PAR IN THE S 1/2 OF S 1/2 OF SW 1/4 COM AT COR COMMON TO SEC 7,8,17 & 18 TH S 89 DEG 15' 00" E 660.95' TO POB; TH N 00 DEG 47' 12" E 662.14'; TH S 89 DEG 14' 11" E 661.17'; TH S 00 DEG 48' 24" W 661.99'; TH N 89 DEG 15' 00" W 660.94' TO POB. 10 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 270,823 TCV/TFA: 129.39

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 10.00 Acres | | 4500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | | Total Est. Land Value = | | 45,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 85 | 2,795 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,795 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 112,912 | 135,412 | | | 87,696C |
| 2023 | 16,000 | 109,965 | 125,965 | | | 83,520C |
| 2022 | 16,000 | 96,359 | 112,359 | | | 79,543C |
| 2021 | 13,500 | 96,493 | 109,993 | | | 77,002C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1993 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1057 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 20
Floor Area: 2,093
Total Base New : 283,572 E.C.F.
Total Depr Cost: 226,885 X 0.983
Estimated T.C.V: 223,028

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 15 | CPP |
| 117 | Treated Wood |

**(17) Garage**

Year Built: 1993
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1993
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1057 SF Floor Area = 2093 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 2 Story | Siding | Basement | 1,036 | | | |
| 1 Story | Siding | Basement | 21 | | | |
| | | | Total: | 243,354 | 194,684 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,638 | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,434 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,809 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,103 | |
| Deck | | | | | | |
| Treated Wood | | | 117 | 2,829 | 2,263 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 484 | 21,596 | 17,277 | |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,102 | |
| Door Opener | | | 1 | 535 | 428 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,998 | |
| Porches | | | | | | |
| CPP | | | 15 | 410 | 353 | *8 |
| | | | Totals: | 283,572 | 226,885 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 223,028

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

Parcel Number: 010-208-039-30 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. |
|---|---|---|---|---|---|---|---|---|
| FOX DANNY D & KAREN E | STUMP MICHAEL J & AMANDA J | 291,000 | 01/05/2022 | WD | 03-ARM'S LENGTH | 2022/00244 | DEED | 100.0 |
| JOHNSON COREY & LESLIE | FOX DANNY D & KAREN E | 147,000 | 10/23/2015 | WD | 03-ARM'S LENGTH | 2015/05756 | PROPERTY TRANSFER | 0.0 |
| JAEHNIG GEORGE F & MICHELL | JOHNSON COREY & LESLIE | 150,000 | 08/03/2012 | WD | 03-ARM'S LENGTH | 2012/04243 | DEED | 100.0 |
| | | | | | | | | |

**Property Address**

22040 DENTON RD

**Owner's Name/Address**

STUMP MICHAEL J & AMANDA J
22040 DENTON RD
CHASSELL MI 49916

**Tax Description**

P5-8-46C SEC 8 T54N R33W
A PAR IN THE S 1/2 OF S 1/2 OF SW 1/4, BEG AT THE SW COR OF SEC 8;
TH ALONG THE W LINE OF SEC 8, N 00 DEG 07' 27" W 663.05' TO THE N LINE OF THE S 1/2 OF THE S 1/2 OF THE SW 1/4;
TH ALG THE N LINE N 89 DEG 56' 56" E 360.93'
TH S 00 DEG 02' 35" E 662.87' TO THE S LINE;
TH ALONG THE S SECTION LINE S 89 DEG 55' 11" W 359.99' TO THE POB. 5.49 A M/L
SPLIT ON 04/19/2011 INTO 010-208-039-30, 010-208-039-35;

**Comments/Influences**

Split/Comb. on 04/19/2011 completed 04/19/2011 BSA OWNER'S REQUEST;
Parent Parcel(s): 010-208-039-25;
Child Parcel(s): 010-208-039-30, 010-208-039-35;
---

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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 07/07/2022
MAP #: P5-8-46C
2024 Est TCV 319,465 TCV/TFA: 127.38

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 07/17/2003 | 03-993 | FOUNDATION |
| HOUSE | 08/04/1993 | 93-352 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 6 ACRE | | | 5.49 Acres | | 5750 | 100 | | 31,568 |
| | | | 5.49 Total Acres | | | | Total Est. Land Value = | 31,568 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.46 | 364 | 74 | 6,049 |
| Wood Frame | 24.46 | 192 | 64 | 3,005 |
| Total Estimated Land Improvements True Cash Value = | | | | 9,054 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,784 | 143,949 | 159,733 | | | 151,250C |
| 2023 | 12,353 | 131,695 | 144,048 | | | 144,048S |
| 2022 | 12,353 | 115,471 | 127,824 | | | 116,748C |
| 2021 | 10,020 | 92,831 | 102,851 | | | 89,544C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1993 | 2003 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| 2 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1976 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 |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 2,508
Total Base New : 399,525 E.C.F.
Total Depr Cost: 283,665 X 0.983
Estimated T.C.V: 278,843

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | CPP |
| 176 | CPP |
| 336 | CPP |
| 64 | Treated Wood |
| 112 | Wood Balcony |

**(17) Garage**

Year Built: 1994
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: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1993
(11) Heating System: Forced Hot Water
Ground Area = 1976 SF Floor Area = 2508 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 | 912 | | |
| 1.5 Story | Siding | Crawl Space | 1,064 | | |
| | | | Total: | 286,767 | 203,606 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,779 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 3 | 13,640 | 9,684 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 |
| Porches | | | | | |
| CPP | | | 192 | 3,421 | 2,429 |
| CPP | | | 176 | 3,196 | 2,269 |
| CPP | | | 336 | 5,195 | 3,688 |
| Deck | | | | | |
| Treated Wood | | | 64 | 1,983 | 1,408 |
| Balcony | | | | | |
| Wood Balcony | | | 112 | 4,467 | 3,172 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 784 | 27,142 | 19,271 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,542 |
| Door Opener | | | 1 | 535 | 380 |
| Class: C Exterior: Pole (Finished) | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-039-35 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. |
|---|---|---|---|---|---|---|---|---|
| JAEHNIG GEORGE F & MICHELL | WITTING CONTRACTING | 32,000 | 04/29/2011 | WD | 32-SPLIT VACANT | 2011/02167 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

DENTON RD

Owner's Name/Address

WITTING ROBERT S & LORI J
22304 DENTON ROAD
CHASSELL MI 49916

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 27,360

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 5 ACRE | | | 4.56 Acres | | 6000 | 100 | | 27,360 |
| | | | 4.56 Total Acres | | Total Est. Land Value = | | | 27,360 |

Tax Description

P5-8-46C
SEC 8 T54N R33W A PAR IN THE S 1/2 OF S 1/2 OF SW 1/4, BEG AT SW COR OF SEC 8, TH ALONG THE S SEC LINE N 89 DEG 55' 11" E 359.99' (PREVIOUSLY RECORDED AS S 89 DEG 15' 00" E) TO THE POB; TH CONTINUING ALONG THE SAID SOUTH LINE N 89 DEG 55' 11" E 300' TO A POINT PREVIOUSLY RECORDED AS BEING S 89 DEG 15' 00" E 660.95' FROM SAID SW SEC CORNER; TH N 00 DEG 02' 35" W 662.72' ( PREVIOUSLY RECORDED AS N 00 DEG 02' 35" W 662.72' (PREVIOUSLY RECORDED AS N 00 DEG 47' 12" E 662.14') TO THE NORTH LINE OF THE SOUTH 1/2 OF THE S 1/2 OF THE SW 1/4; TH ALONG SAID NORTH LINE S 89 DEG 56' 56" W 300' (PREVIOUSLY RECORDED AS N 89 DEG 14' 11" W); TH S 00 DEG 02' 35" E 662.87' TO THE POB. 4.56 A M/L
SPLIT ON 04/19/2011 FROM 010-208-039-25;

Comments/Influences

Split/Comb. on 04/19/2011 completed 04/19/2011 BSA OWNER'S REQUEST;
Parent Parcel(s): 010-208-039-25;
Child Parcel(s): 010-208-039-30, 010-208-039-35;
---

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,680 | 0 | 13,680 | | | 11,970C |
| 2023 | 11,400 | 0 | 11,400 | | | 11,400S |
| 2022 | 11,400 | 0 | 11,400 | | | 11,400S |
| 2021 | 9,234 | 0 | 9,234 | | | 9,234S |

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

Parcel Number: 010-208-039-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22410 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | STORAGE | 12/06/2007 | 07-372 | FOUNDATION |
| | P.R.E. 100% 03/20/2002 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RIUTTA BRADLEY S & SANDRA J<br>22410 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 698,302 TCV/TFA: 178.05 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 7 ACRE | | | 7.00 Acres | | 5500 | 100 | | 38,500 |
| | | | 7.00 Total Acres | | Total Est. Land Value = | | | 38,500 |

Tax Description

P5-8-46A SEC 8 T54N R33W PT OF LAND IN S 1/2 OF S 1/2 OF SW 1/4 OF SEC 8 D/F; COMM AT THE COR COMMON TO SECS 7, 8, 17 & 18 TH S 89 DEG 15' 00" E1982.83 TO POB; TH N 00 DEG 49' 33" E 661.83'; TH S 89 DEG 14' 11" E 463.67'; TH S 00 DEG 50' 49" 661.67'; TH N 89 DEG 15' 00" W 463.44 TO POB 7 ACRES M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/30/2008 | INSPECTED |
| LP | 07/01/2008 | DATA ENTER |
| KH | 09/22/2010 | INSPECTED |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,250 | 329,901 | 349,151 | | | 215,941C |
| 2023 | 14,000 | 300,563 | 314,563 | | | 205,659C |
| 2022 | 14,000 | 263,297 | 277,297 | | | 195,866C |
| 2021 | 11,025 | 263,804 | 274,829 | | | 189,609C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 2002 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 7 | 1st Floor |
| 7 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1504 S.F.
Crawl: 0 S.F.
Slab: 728 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 752 | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 12
Floor Area: 3,922
Total Base New : 762,742 E.C.F.
Total Depr Cost: 671,213 X 0.983
Estimated T.C.V: 659,802

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | CPP |
| 392 | Treated Wood |
| 40 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity: 2.5
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 3
Mech. Doors: 0
Area: 2816
% Good: 0
Storage Area: 2816
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls BC Blt 2002
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2232 SF Floor Area = 3922 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 1,504 | | |
| 1.75 Story | Siding | Slab | 728 | | |
| 0.5 Story | Siding | Overhang | 32 | | |
| | | | Total: | 512,752 | 451,222 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 752 | 39,435 | 34,703 |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 3,095 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 5,884 |
| 2 Fixture Bath | | | 1 | 4,480 | 3,942 |
| Extra Sink | | | 1 | 1,377 | 1,212 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,854 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,516 |
| Porches | | | | | |
| CPP | | | 48 | 1,349 | 1,187 |
| Deck | | | | | |
| Treated Wood | | | 392 | 6,680 | 5,878 |
| Treated Wood | | | 40 | 1,656 | 1,457 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Storage Over Garage | | | 2816 | 49,533 | 43,589 |
| Door Opener | | | 3 | 2,006 | 1,765 |
| Base Cost | | | 2816 | 116,977 | 102,940 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-039-60 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. |
|---|---|---|---|---|---|---|---|---|
| PREGITZER KURT S & MARIA I | RIUTTA BRADLEY S & SANDRA | 33,000 | 01/26/2007 | WD | 03-ARM'S LENGTH | 2007/00542 | DEED | 100.0 |
| | | 13,500 | 12/01/2003 | WD | 03-ARM'S LENGTH | 163:406 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

DENTON RD

Owner's Name/Address

RIUTTA BRADLEY S & SANDRA J
22410 DENTON RD
CHASSELL MI 49916

Tax Description

P5-8-46A1 SEC 8 T54N R33W COM @ S 1/4 OF SEC 8 POB; TH N 89 DEG 15'01" W 197.50' ALG S SEC LN; TH N 00 DEG 50'47" E 661.73' TO CAP PIPE; TH S 89 DEG 14'11" E 197.50' TO CAP PIN; TH S00 DEG 50'47" W 661.67' TO POB. 3 A M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/26/2007

MAP #:

2024 Est TCV 24,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,000 | 0 | 12,000 | | | 9,681C |
| 2023 | 10,500 | 0 | 10,500 | | | 9,220C |
| 2022 | 10,500 | 0 | 10,500 | | | 8,781C |
| 2021 | 8,501 | 0 | 8,501 | | | 8,501S |

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

Parcel Number: 010-208-039-75 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. |
|---|---|---|---|---|---|---|---|---|
| | | 16,000 | 09/01/1997 | WD | 03-ARM'S LENGTH | 141:32 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 22304 DENTON RD |

| Owner's Name/Address |
|---|
| WITTING ROBERT & LORI<br>22304 DENTON RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| SEC 8 T54N R33W A PT OF LAND IN THE S 1/2 OF S 1/2 OF SW 1/4 OF SEC 8 D/F; COMM AT THE COR COMMON TO SECS 7, 8, 17 & 18; TH S 89 DEG 15' 00" E 1321.89' ALONG THE S LINE OF SD SEC TO POB;<br>TH N 00 DEG 48' 24" E 661.99';<br>TH S 89 DEG 14' 11" E 661.17';<br>TH S 00 DEG 49' 33" W 661.83';<br>TH N 89 DEG 15' 00" W 660.94' M/L TO POB.<br>10.04 AC M/L |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/17/2001

MAP #: P5-8-46B

2024 Est TCV 547,147 TCV/TFA: 203.40

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 661.00 | 660.00 | 0.5967 | 2.0976 | 85 | 100 | | 70,323 |
| 661 Actual Front Feet, 10.02 Total Acres | | | | | | | Total Est. Land Value = | 70,323 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 35,162 | 238,412 | 273,574 | | | 149,329C |
| 2023 | 30,612 | 217,337 | 247,949 | | | 142,219C |
| 2022 | 15,813 | 223,951 | 239,764 | | | 135,447C |
| 2021 | 13,052 | 224,367 | 237,419 | | | 131,121C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1998 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 6 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1512 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1470 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 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 |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 16
Floor Area: 2,690
Total Base New : 577,464 E.C.F.
Total Depr Cost: 485,070 X 0.983
Estimated T.C.V: 476,824

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | CPP |
| 167 | CPP |
| 97 | CPP |
| 605 | Treated Wood |

**(17) Garage**

Year Built: 1998
Car Capacity: 3
Class: BC
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: 840
% Good: 0
Storage Area: 840
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls BC Blt 1998
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1512 SF Floor Area = 2690 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 628 | | |
| 1.75 Story | Siding | Basement | 832 | | |
| 1 Story | Siding | Basement | 52 | | |
| 0.5 Story | Siding | Overhang | 167 | | |
| | | | Total: | 377,891 | 317,430 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1470 | 77,087 | 64,753 |
| Basement, Outside Entrance, Above Grade | | | 1 | 2,337 | 1,963 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 5,616 |
| 2 Fixture Bath | | | 1 | 4,480 | 3,763 |
| Extra Sink | | | 1 | 1,377 | 1,157 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,633 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,402 |
| Porches | | | | | |
| CPP | | | 48 | 1,349 | 1,133 |
| CPP | | | 167 | 3,854 | 3,237 |
| CPP | | | 97 | 2,422 | 2,034 |
| Deck | | | | | |
| Treated Wood | | | 605 | 8,875 | 7,455 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 840 | 48,586 | 40,812 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-040-00 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**

46445 US HIGHWAY 41

**Owner's Name/Address**

GOODWIN MOTORS INC
46445 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-47 SEC 8 T54N R33W N 1/2 OF GOV'T LOT 3 LESS RR R/W OF 1.51A
& ALSO LESS THE E 208.7' OF N 225' OF THAT PART OF N 1/2 OF GOV'T LOT 3 LYING W OF HWY US 41 ALSO EXC FOLLOWING PARCELBEG AT THE CENTER OF SEC 8, TH N 89 DEG 55' E 925.30', TH 6 DEG 10' W 665' M/L TO TH E & W C/L OF SD GOV'T LOT 3, TH W ON SD C/L 885' M/L TO W BDRY LINE OF GOV'T LOT 3, TH N 0 DEG 01' E 660' M/L TO POB
ALSO EXC P5-8-47D. 5.26 ACRES

**Comments/Influences**

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 384,232 TCV/TFA: 117.14

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

**Public Improvements**

- 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 |
|---|---|---|
| PG | 12/22/2010 | INSPECTED |
| TH | 01/03/2011 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 435.00 | 380.00 | 0.9792 | 1.0663 | 500 | 100 | | 227,105 |
| STANDARD COMMERCIAL | | | 1.465 Acres | | 48,096 | 100 | | 70,460 |
| 435 Actual Front Feet, 5.26 Total Acres | | | | | | | Total Est. Land Value = | 297,565 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 148,783 | 43,333 | 192,116 | | | 64,555C |
| 2023 | 136,660 | 37,868 | 174,528 | | | 61,481C |
| 2022 | 136,660 | 33,975 | 170,635 | | | 58,554C |
| 2021 | 137,358 | 32,444 | 169,802 | | | 56,684C |

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

Desc. of Bldg/Section:
Calculator Occupancy: Automotive Centers

Class: C
Floor Area: 3,280
Gross Bldg Area: 3,280
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 42
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1963 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Package Heating & Cooling 0%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 3280
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 0
Overall Building Height: 10

Base Rate for Upper Floors = 88.40

Adjusted Square Foot Cost for Upper Floors = 88.40

Total Floor Area: 3,280 Base Cost New of Upper Floors = 289,952

Reproduction/Replacement Cost = 289,952
Eff.Age:42 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 101,483

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 86,667
Replacement Cost/Floor Area= 88.40 Est. TCV/Floor Area= 26.42

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|
| X | | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|
| | | | | | |

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|
| | | | | | |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|
| | | | |

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

Parcel Number: 010-208-041-00 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. |
|---|---|---|---|---|---|---|---|---|
| HITCH CAROLINE M TRUST | JILL VAN STRATEN LLC | 180,000 | 03/04/2013 | PTA | 03-ARM'S LENGTH | 2013/01203 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46479 US HIGHWAY 41

Owner's Name/Address

PDMW LLC
PO BOX 297
MARQUETTE MI 49855

Tax Description

P5-8-47A SEC 8 T54N R33W PART OF GOV'T LOT 3, SEC 8 D/F, COM AT THE CENTER POST OF SEC 8, TH N 89 DEG 55' E 1086.6', TH S 6 DEG 10' W 27.4' TO POB OF THE PARCEL HEREIN DESCRIBED,
TH S 77 DEG 40' 00" E 208.70' TO THE W ROW (66' ROW) OF US-41;
TH S 6 DEG 10' 00" W 152.40';
TH S 89 DEG 55' 00"E 208.7'; TH N 6 DEG 10' 00" E 196.6' TO POB. .84 A
.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 461,549 TCV/TFA: 105.40

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 09/13/2022 | 2022-031-294 | FOUNDATION |
| ALTER | 06/17/2021 | 2021-031-144 | FOUNDATION |
| COMMERCIAL | 09/25/1989 | 89-177 | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| PG | 12/22/2010 | INSPECTED |
| TH | 01/03/2011 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 167.13 | 208.70 | 1.2438 | 1.0043 | 500 | 100 | | 104,383 |
| 152 Actual Front Feet, 0.84 Total Acres | | | | | | | Total Est. Land Value = | 104,383 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.12 | 14200 | 59 | 26,139 |
| Total Estimated Land Improvements True Cash Value = | | | | 26,139 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 52,192 | 178,583 | 230,775 | | | 209,578C |
| 2023 | 46,973 | 159,729 | 206,702 | | | 199,599C |
| 2022 | 46,973 | 143,122 | 190,095 | | | 190,095S |
| 2021 | 46,973 | 96,194 | 143,167 | | | 143,167S |

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

Desc. of Bldg/Section: HIGHER LOVE CANNIBAS
Calculator Occupancy: Office Buildings

Class: C
Floor Area: 4,379
Gross Bldg Area: 4,379
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 26
Physical %Good: 59
Func. %Good : 100
Economic %Good: 100

1989 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 4379
Ave. Perimeter: 152
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: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 12 Perimeter: 152
Overall Building Height: 10

Base Rate for Upper Floors = 126.22

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.81 100%
Adjusted Square Foot Cost for Upper Floors = 150.03

Total Floor Area: 4,379 Base Cost New of Upper Floors = 656,982

Reproduction/Replacement Cost = 656,982
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0
Total Depreciated Cost = 387,619

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 331,027
Replacement Cost/Floor Area= 150.03 Est. TCV/Floor Area= 75.59

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| | Few | |
| | Average | |
| | Many | |
| | Unfinished | |
| | Typical | |
| | Flex Conduit | Incandescent |
| | Rigid Conduit | Fluorescent |
| | Armored Cable | Mercury |
| | Non-Metalic | Sodium Vapor |
| | Bus Duct | Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

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

Parcel Number: 010-208-042-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 70,000 | 08/01/2002 | WD | 03-ARM'S LENGTH | 158:761 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 46509 US HIGHWAY 41 |

| Owner's Name/Address |
|---|
| MOROS JOANNE TRUST<br>19409 BOUNDARY RD<br>HOUGHTON MI 49931 |

| Tax Description |
|---|
| P5-8-47B SEC 8 T54N R33W PART OF GOV'T LOT 3, SEC 8 T54N R33W D/F, GOM AT THE CENTER POST OF SEC 8 TH N 89 DEG 55' E 1086.6' POB, TH S 6 DEG 10' W 27.4', TH S 77 DEG 40' E 208.7' M/L TO W R/W BDRY OF HWY US 41, TH N 6 DEG 10' E 72.6' ALONG SAID HWY TH S 89 DEG 55' W 208.7' M/L TO POB. .24 A. |

| Comments/Influences |
|---|
| |

| Class: RESIDENTIAL-IMPROV | Zoning: |
|---|---|
| School: HOUGHTON-PORTAGE TWP SCHOOLS | |
| P.R.E. 0% | |
| MAP #: | |
| 2024 Est TCV 170,224 TCV/TFA: 137.06 | |

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/27/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.240 Acres | | 13,000 | 100 | | 3,120 |
| | | | 0.24 Total Acres | | Total Est. Land Value = | | | 3,120 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,560 | 83,552 | 85,112 | | | 48,018C |
| 2023 | 1,154 | 79,144 | 80,298 | | | 45,732C |
| 2022 | 1,154 | 71,098 | 72,252 | | | 43,555C |
| 2021 | 1,356 | 59,992 | 61,348 | | | 42,164C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2 1/4

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. | X | Large Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other: Hardwood
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1050 S.F.
Crawl: 0 S.F.
Slab: 192 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 |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 39
Floor Area: 1,242
Total Base New : 245,245 E.C.F.
Total Depr Cost: 149,601 X 1.117
Estimated T.C.V: 167,104

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 176 | WGEP (1 Story) |
| 192 | Treated Wood |
| 272 | Treated Wood |
| 20 | Treated Wood |

**(17) Garage**

Year Built: 1960
Car Capacity: 2
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 1/4 Cls C Blt 1920
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1242 SF Floor Area = 1242 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 | 720 | | |
| 1 Story | Siding | Slab | 192 | | |
| 1 Story | Siding | Basement | 330 | | |
| | | | Total: | 186,954 | 114,043 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,528 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,774 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,904 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,604 |
| Porches | | | | | |
| WGEP (1 Story) | | | 176 | 13,636 | 8,318 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,942 | 2,405 |
| Treated Wood | | | 272 | 4,964 | 3,028 |
| Treated Wood | | | 20 | 894 | 545 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 600 | 19,938 | 12,162 |
| Door Opener | | | 1 | 475 | 290 |
| | | | Totals: | 245,245 | 149,601 |

Notes:

ECF (LAKE) 1.117 => TCV: 167,104

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

Parcel Number: 010-208-043-00 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: COMMERCIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| BRITZ RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>US HIGHWAY 41<br>HOUGHTON MI 49931 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 13.49 Acres | | | 0 | 100 | | 0 |
| | | 13.49 Total Acres | | | Total Est. Land Value = | | | 0 |

Public Improvements

- 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

Tax Description

P5-8-47C SEC 8 T54N R33W PART OF GOV'T LOT 3, SEC 8 T54N R33W D/F, BEGINNING AT THE CENTER OF SEC 8, TH N 89 DEG 55' E 925.30', TH S 6 DEG 10' W 665' M/L TO THE E & W C/L OF SAID GOV'T LOT 3 TH W ON SAID C/L 855' M/L TOTHE W BDRY LINE OF GOV'T LOT 3, TH N 0 DEG 01' E 660' M/L TO POB. 13.49 A.

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

Parcel Number: 010-208-044-00 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. |
|---|---|---|---|---|---|---|---|---|
| LATENDRESSE DEAN C & LORRA | CAMPIONI PATRICK B & KIMBE | 50,000 | 02/13/2020 | WD | 03-ARM'S LENGTH | 2020/00690 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46414 US HWY 41

**Owner's Name/Address**

CAMPIONI PATRICK B & KIMBERLY B
46736 PILGRIM RD
HOUGHTON MI 49931

**Tax Description**

P5-8-47D SEC 8 T54N R33W
A PARCEL OF LAND IN THE N 1/2 OF GOV'T LOT 3 SEC 8 T54N R33W D/F, COM AT CEN POST OF SEC 8, TH N 89 DEG 55' E 1411.3'TO PT ON E R/W BDRY OF SOO LINE RR & POBTH S'LY ALONG R/W 665', TH N 89 DEG 55' E 20' TO SHORELINE OF PORTAGE LAKE, TH NE'LY ALONG SHORE 700' TO E/W 1/4 LINE TH S 89 DEG 55' E 45' TO POB. .49 ACRE LESS PAR D/F; N 1/2 OF GOV'T LOT 3 COMM AT CEN POST, TH N 89 DEG 55' 00" E 1411.3' TO A PNT ON E ROW BDRY OF SOO LINE RR & POB. TH S 118.35', TH N 89 DEG55' 00" E 24' TO SHORE LINE, TH NE'LY ALG SHORE 135', TH S 89 DEG 55'00" W 70' M/L TO POB. 162/585 167/1078

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 102,707 TCV/TFA: 262.01

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| OTHER | 04/29/2020 | 2020-111-286 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 135.00 | 70.00 | 1.0000 | 0.6831 | 554 | 100 | | 51,091 |
| 135 Actual Front Feet, 0.22 Total Acres | | | | | | | Total Est. Land Value = | 51,091 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.69 | 96 | 84 | 2,071 |
| Wood Frame | 34.16 | 24 | 79 | 648 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,719 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 25,546 | 25,808 | 51,354 | | | 45,834C |
| 2023 | 25,546 | 24,357 | 49,903 | | | 43,652C |
| 2022 | 29,973 | 21,907 | 51,880 | | | 41,574C |
| 2021 | 32,278 | 21,968 | 54,246 | 40,246M | | 40,246S |

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

**Building Type**

- Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

Wood Frame

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 2020 YEAR | 0 |

Condition: Good

**Room List**

- Basement
- 1st Floor
- 2nd Floor
- Bedrooms

**(1) Exterior**

- Wood/Shingle
- Aluminum/Vinyl
- Brick
- Insulation

**(2) Windows**

| | |
|---|---|
| Many Avg. Few | Large Avg. Small |

- Wood Sash
- Metal Sash
- Vinyl Sash
- Double Hung
- Horiz. Slide
- Casement
- Double Glass
- Patio Doors
- Storms & Screens

**(3) Roof**

| | |
|---|---|
| Gable | Gambrel |
| Hip | Mansard |
| Flat | Shed |

Asphalt Shingle

Chimney:

**(3) Roof (cont.)**

- Eavestrough
- Insulation
- 0 Front Overhang
- 0 Other Overhang

**(4) Interior**

| | |
|---|---|
| Drywall Paneled | Plaster Wood T&G |

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(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**

- Recreation SF
- Living SF
- Walkout Doors (B)
- No Floor SF
- Walkout Doors (A)

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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
- X No Heating/Cooling

- Central Air
- Wood Furnace

**(12) Electric**

0 Amps Service

**No./Qual. of Fixtures**: Ex. | Ord. | Min

**No. of Elec. Outlets**: Many | Ave. | Few

**(13) Plumbing**

1 Average Fixture(s)

- 3 Fixture Bath
- 2 Fixture Bath
- Softener, Auto
- Softener, Manual
- Solar Water Heat
- No Plumbing
- Extra Toilet
- Extra Sink
- Separate Shower
- Ceramic Tile Floor
- Ceramic Tile Wains
- Ceramic Tub Alcove
- Vent Fan

**(14) Water/Sewer**

- Public Water
- Public Sewer
- Water Well
- 1000 Gal Septic
- 2000 Gal Septic

Lump Sum Items:

**(15) Built-ins**

- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

**(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

Class: CD
Effec. Age: 2
Floor Area: 392
Total Base New : 40,955 E.C.F.
Total Depr Cost: 40,134 X 1.117
Estimated T.C.V: 44,830

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 498 | Composite |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Recreation Cabin CAMP Cls CD Blt 2020
(11) Heating System: No Heating/Cooling
Ground Area = 392 SF Floor Area = 392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Description | Size | Cost New | Depr. Cost |
|---|---|---|---|
| Add for Electrical | 392 | 1,705 | 1,670 |
| Other Additions/Adjustments | | | |
| Deck | | | |
| Composite | 498 | 7,221 | 7,077 |
| Local Cost Items | | | |
| PRIVVY | 1 | 500 | 490 |
| | Totals: | 40,955 | 40,134 |

Notes:

ECF (LAKE) 1.117 => TCV: 44,830

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: TAG-A-LONG

| Yr Built | Remodeled |
|---|---|
| 0 PLATED | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 7
Floor Area:
Total Base New : 4,387 E.C.F.
Total Depr Cost: 3,641 X 1.117
Estimated T.C.V: 4,067

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 220 | Composite |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home TAG-A-LONG Cls Average Blt 0
(11) Heating System: Wall Furnace
Ground Area = 0 SF Floor Area = 0 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 |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Deck | | | | | |
| Composite | | | 220 | 4,387 | 3,641 |
| | | | Totals: | 4,387 | 3,641 |

Notes:

ECF (LAKE) 1.117 => TCV: 4,067

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

Parcel Number: 010-208-045-25 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. |
|---|---|---|---|---|---|---|---|---|
| HARBOUR DENNIS P & ANDREA | HARBOUR DENNIS P & ANDREA | 0 | 03/27/2014 | SD | 05-CORRECTING TITLE | 2014/01457 | DEED | 0.0 |
| HARBOUR DENNIS P & ANDREA | HARBOUR DENNIS P & ANDREA | 0 | 01/28/2013 | CD | 05-CORRECTING TITLE | 2013/01629 | DEED | 0.0 |
| | | 30,000 | 06/01/2000 | WD | 03-ARM'S LENGTH | 151:344 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46249 US HIGHWAY 41

Owner's Name/Address

HARBOUR DENNIS P & ANDREA E
46249 US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-8-48J SEC 8 T54N R33W
CORRECTED LEGAL PER DEED 2013/01629 (1/28/2013) & SCRIVENERS AFFIDAVIT 2014/01457 (3/27/14):
THAT PART OF THE SOUTH 100' OF THE EAST 100' OF THE SOUTH HALF OF GL-3 EXCEPTING THAT PORTION OF THE S 100' OF THE EAST 100' LYING WITHIN THE ROW OF US-41 AND THE RAILROAD ROW, BUT INCLUDING ALL LITTORAL & RIPARIAN RIGHTS IN AND TO THE CENTER OF PORTAGE LAKE.
OLD LEGAL DESCRIPTION: SEC 8 T54N R33W THE E 100' OF THE ENTIRE S 1/2 OF GOV'T LOT 3; EXC THE SOO LN RR ROW & US-41 ROW ALSO EXC MAP CODES P5-8-48A, P5-8-48A1, P5-8-48, P5-8-48B1, P5-8-48C, P5-8-48D, P5-8-48E, P5-8-48E1, P5-8-48F & P5-8-48H

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/17/2002

MAP #:

2024 Est TCV 35,200

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 100.00 | 70.00 | 1.0000 | 1.0000 | 352 | 100 | | 35,200 |
| 100 Actual Front Feet, 0.16 Total Acres | | | | | | | Total Est. Land Value = | 35,200 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,600 | 0 | 17,600 | | | 14,789C |
| 2023 | 16,100 | 0 | 16,100 | | | 14,085C |
| 2022 | 20,700 | 0 | 20,700 | | | 13,415C |
| 2021 | 20,700 | 0 | 20,700 | | | 12,987C |

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

Parcel Number: 010-208-046-00 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 |
|---|---|---|---|---|---|---|
| 22469 BRITZ RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BRITZ JAMES A & ROY A<br>22469 BRITZ RD<br>HOUGHTON MI 49931 | 2024 Est TCV 16,900 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.390 Acres | | 12,158 | 100 | | 16,900 |
| | | | 1.39 Total Acres | | Total Est. Land Value = | | | 16,900 |

Public Improvements

- 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

Taxpayer's Name/Address

BRITZ JAMES A & ROY A
22469 BRITZ RD
HOUGHTON MI 49931

Tax Description

P5-8-48A SEC 8 T54N R33W PART OF S 1/2 OF GOV'T LOT 3, SEC 8 T54NR33W D/F, A STRIP OF LAND 40' IN WIDTH ALONG THE N BDRY OF THE S 1/2 OF GOVT LOT 3 EXCEPT THE E 15' LYING BETWEEN THESOO LINE RR TRACKS & THE SHORE OF PORTAGE LAKE CONTAINS 1.39 ACRES M/L

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,450 | 0 | 8,450 | | | 1,533C |
| 2023 | 6,683 | 0 | 6,683 | | | 1,460C |
| 2022 | 6,683 | 0 | 6,683 | | | 1,391C |
| 2021 | 7,170 | 0 | 7,170 | | | 1,347C |

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

Parcel Number: 010-208-047-50 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. |
|---|---|---|---|---|---|---|---|---|
| LEDDY DAVID G & JUDITH A T | CLEARY JEREMY & TONI LYNN | 0 | 05/13/2011 | QC | 03-ARM'S LENGTH | 2011/02640 | DEED | 100.0 |
| | | 20,000 | 12/01/2004 | WD | 03-ARM'S LENGTH | 166:1194 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22521 BRITZ RD

Owner's Name/Address

CLEARY JEREMY & TONI
22521 BRITZ RD
HOUGHTON MI 49931

Tax Description

P5-8-48C2 SEC 8 T54N R33W PAR IN S 1/2 OF GOVT LOT 3, COM AT SW COR OF GOVT LOT 3, TH N 89 DEG 59' E 1148.6' ALG S LINE OF GOVT LOT 3 TO W ROW LINE OF US HWY 41, TH N 6 DEG 12' E 629.6' ALG W ROW LINE OF HWY US 41 TO S ROW(40'ROW)OF BRITZ RD, TH N 89 DEG 59' E 154' ALG S ROW OF BRITZ RD PRO LONGATED TO E ROW(100'ROW)OF FORMER SOO LINE RR, TH S 6 DEG 12' W 48' ALG E ROW (100' ROW)OF SOO RR TO POB., TH S 6 DEG 12' W 50' ALG E ROW(100' ROW)OF RR, TH N 89 DEG 59' E 15'M/L TO PORTAGE LAKE, TH NE ALG SHORE 50', TH S 89 DEG 59' W 15' M/L TO E ROW(100' ROW)OF SOO RR & POB., CONTAINS 0.005 ACRES M/L 166/1194

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 8,760

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

| | |
|---|---|
| | 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 |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 09/26/2007 | INSPECTED |
| LP | 09/26/2007 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 50.00 | 15.00 | 1.0000 | 0.3162 | 554 | 100 | | 8,760 |
| 50 Actual Front Feet, 0.02 Total Acres | | | | | | | Total Est. Land Value = | 8,760 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,380 | 0 | 4,380 | | | 3,720C |
| 2023 | 4,380 | 0 | 4,380 | | | 3,543C |
| 2022 | 5,139 | 0 | 5,139 | | | 3,375C |
| 2021 | 5,534 | 0 | 5,534 | | | 3,268C |

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

Parcel Number: 010-208-047-70 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. |
|---|---|---|---|---|---|---|---|---|
| BRITZ DONALD F & MARIA E | ELLIOTT LANCE | 12,000 | 08/09/2007 | WD | 03-ARM'S LENGTH | 2007/05258 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

BRITZ ROAD

**Owner's Name/Address**

ELLIOTT LANCE
22593 BRITZ ROAD
HOUGHTON MI 49931

**Tax Description**

P5-8-48C3 PART S 1/2 OF GOV'T LOT 3, COM SW COR OF GOV'T LOT 3, TH N 89 DEG 58' E 848.6' ALG S LINE OF GOV'T LOT 3; TH N 0 DEG 02' W 332'; TH N 89 DEG 58' E 36.1'; TH N 6 DEG 12' E PAR WITH HWY US-41 295.3' TO PT ON S LINE OF BRITZ RD R/W (40' WIDE); TH N 89 DEG 58' E ALG S LINE OF BRITZ RD R/W PROLONGATED 454' M/L TO E R/W OF FORMER SOO LINE RR (100' WIDE R/W) AND POB; TH S 6 DEG 12' W ALG THE E R/W OF FORMER SOO LINE RR 48' TO N BDRY LINE OF DAVID A & JUDITH A LEDDY PARCEL; TH N 89 DEG 58' E 15' M/L TO PORTAGE LAKE SHORELINE; TH N 6 DEG 12' E ALG SHORELINE OF PORTAGE L;AKE 48' TO S BDRY LINE OF SANFRETTO PARCEL; TH S 89 DEG 58' W 15' M/L TO E R/W LINE OF FORMER SOO LINE RR & POB. 0.016 A. M/L

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 8,409

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | | Vacant |
|---|---|---|---|
| | | X | |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 09/26/2007 | INSPECTED |
| LP | 09/26/2007 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 48.00 | 15.00 | 1.0000 | 0.3162 | 554 | 100 | | 8,409 |
| 48 Actual Front Feet, 0.02 Total Acres | | | | | | | Total Est. Land Value = | 8,409 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,205 | 0 | 4,205 | | | 3,570C |
| 2023 | 4,205 | 0 | 4,205 | | | 3,400C |
| 2022 | 4,933 | 0 | 4,933 | | | 3,239C |
| 2021 | 5,313 | 0 | 5,313 | | | 3,136C |

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

Parcel Number: 010-208-048-00 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 |
|---|---|---|---|---|---|---|
| BRITZ RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BRITZ DONALD F & MARIE<br>22691 BRITZ RD<br>HOUGHTON MI 49931 | 2024 Est TCV 2,600 | | | | | |

Tax Description

P5-8-48B SEC 8 T54N R33W PRT S 1/2 OF GOV'T LOT 3, COM SW COR OF GOV'T LOT 3, TH N 89 DEG 58' E 848.60', TH N 0 DEG 2' W 332', TH N 89 DEG 58' E 36.1' TO POB; TH N 89 DEG 58' E 100', TH N 6 DEG 12' E 80', TH N 0 DEG 2' W 19', TH S 89 DEG 58' W 100', TH S 6 DEG 12' W 99' TO POB. .2 A. M/L

Comments/Influences

| | |
|---|---|
| | Improved |
| X | Vacant |

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.20 Acres | | 13000 | 100 | | 2,600 |
| | | | 0.20 Total Acres | | Total Est. Land Value = | | | 2,600 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,300 | 0 | 1,300 | | | 166C |
| 2023 | 962 | 0 | 962 | | | 159C |
| 2022 | 962 | 0 | 962 | | | 152C |
| 2021 | 1,200 | 0 | 1,200 | | | 148C |

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

Parcel Number: 010-208-048-50 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**

46333 US HIGHWAY 41

**Owner's Name/Address**

IERLEY GLENN
46333 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-48B1 SEC 8 T54N R33W PRT S 1/2 OF GOV'T LOT 3, TH N 89 DEG 58' E 848.60', TH N 0 DEG 02' W 332', TH N 89 DEG 58' E 136.10' TO POB; TH N 89 DEG 58' E 200" TO W R/W HWY US 41, TH N 6 DEG 12' E 80' R/W TH S 89 DEG 58' W 200', TH S 6 DEG 12' W 80' TO POB, CONT. .37 A, ALSO COM SW COR OF GOVT LOT 3, TH N 89 DEG 58' E 848.60', TH N 0 DEG 02' W 332', TH N 89 DEG 58' E 490.10' TO E SOO LINE RR R/W AND POB; TH N 89 DEG 58' E 15' TO PORTAGE LAKE SHORE, TH N 6 DEG 12' E 80' ALONG SHORE, TH S 89 DEG 58' W 15', TH S 6 DEG 12' W 80' ALONG R/W TO POB, CONTAINS .02 A M/L CONTAINS .39 A M/L

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/14/2011

MAP #:

2024 Est TCV 136,004 TCV/TFA: 148.31

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| X | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/09/2009 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 80.00 | 15.00 | 1.0000 | 1.0000 | 352 | 100 | | 28,160 |
| 80 Actual Front Feet, 0.03 Total Acres | | | | | | | Total Est. Land Value = | 28,160 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,080 | 53,922 | 68,002 | | | 65,270C |
| 2023 | 12,880 | 49,282 | 62,162 | | | 62,162S |
| 2022 | 16,560 | 43,171 | 59,731 | | | 59,731S |
| 2021 | 16,560 | 52,659 | 69,219 | | | 61,062C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1978 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Hardwood
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 440 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 270 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 150 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 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 |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 917
Total Base New : 158,997 E.C.F.
Total Depr Cost: 109,709 X 0.983
Estimated T.C.V: 107,844

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | Treated Wood |

**(17) Garage**

Year Built: 1978
Car Capacity:
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: 418
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1978
(11) Heating System: Forced Hot Water
Ground Area = 858 SF Floor Area = 917 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 | 440 | | |
| 1 Story | Siding | Blt-in Gar. | 418 | | |
| 0.5 Story | Siding | Overhang | 40 | | |
| 0.5 Story | Siding | Overhang | 38 | | |
| 0.5 Story | Siding | Overhang | 40 | | |
| | | Total: | | 115,819 | 79,917 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 270 | 9,474 | 6,537 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,728 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,137 |
| Ceramic Tile Floor | | | 1 | 1,096 | 756 |
| Ceramic Tile Wains | | | 1 | 2,201 | 1,519 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,814 |
| Deck | | | | | |
| Treated Wood | | | 144 | 3,267 | 2,254 |
| Garages | | | | | |
| Class: C Exterior: Block Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 418 | 17,878 | 12,336 |
| Common Wall: 2 Wall | | | 1 | -5,715 | -3,943 |
| Door Opener | | | 1 | 535 | 369 |
| | | Totals: | | 158,997 | 109,709 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-049-00 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. |
|---|---|---|---|---|---|---|---|---|
| STACKHOUSE STEPHEN W & SUS | ETAPA JEFFREY C | 178,000 | 09/27/2012 | WD | 03-ARM'S LENGTH | 2012/05498 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46369 US HIGHWAY 41

**Owner's Name/Address**

ETAPA JEFFREY C & JENIFER
2165 SPRUCE CREEK CIR W
PORT ORANGE FL 32128

**Tax Description**

P5-8-48C1 SEC 8 T54N R33W A PARCEL OF LAND IN GOV'T LOT 3, SEC 8 T54N R33W D/F, COM AT SW COR OF GOV'T LOT 3, TH N 89 DEG 58' E 848.60' TH N 0 DEG 02' W 332', TH N 89 DEG 58' E 36.10' TH N 6 DEG 12' E 197.30' TH N 89 DEG 58' E 100' TO POB, TH N 89 DEG 58' E 200' TO W R/W OF US 41 TH N 6 DEG 12' E 98' ALONG SD R/W TH S 89 DEG58' W 200' TH S 6 DEG 12' 98' TO POB. .46 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 222,898 TCV/TFA: 91.50

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| POLE | 08/07/1992 | 92-314 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.46 Acres | | 13000 | 100 | | 5,980 |
| | | | 0.46 Total Acres | | Total Est. Land Value = | | | 5,980 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,990 | 108,459 | 111,449 | | | 91,988C |
| 2023 | 2,212 | 99,230 | 101,442 | | | 87,608C |
| 2022 | 2,212 | 86,936 | 89,148 | | | 83,437C |
| 2021 | 2,760 | 87,102 | 89,862 | | | 80,772C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1968 | 1998 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 728 S.F.
Crawl: 0 S.F.
Slab: 1036 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| 600 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 36
Floor Area: 2,436
Total Base New : 344,795 E.C.F.
Total Depr Cost: 220,669 X 0.983
Estimated T.C.V: 216,918

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 42 | CPP |
| 32 | WGEP (1 Story) |
| 608 | Treated Wood |

**(17) Garage**

Year Built: 1992
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1968
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1764 SF Floor Area = 2436 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Slab | 672 | | |
| 1 Story | Siding | Basement | 728 | | |
| 1 Story | Siding | Slab | 364 | | |
| | | | Total: | 281,149 | 179,936 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 600 | 11,352 | 7,265 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,910 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,683 |
| Porches | | | | | |
| CPP | | | 42 | 1,052 | 673 |
| WGEP (1 Story) | | | 32 | 4,764 | 3,049 |
| Deck | | | | | |
| Treated Wood | | | 608 | 8,403 | 5,378 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 720 | 25,603 | 16,386 |
| Door Opener | | | 1 | 535 | 342 |
| | | | Totals: | 344,795 | 220,669 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 216,918

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

Parcel Number: 010-208-051-00 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. |
|---|---|---|---|---|---|---|---|---|
| BERRYMAN BRIAN P & DONNA J | BERRYMAN BRIAN P & DONNA J | 0 | 08/23/2023 | WD | 15-LADY BIRD | | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46347 US HIGHWAY 41

Owner's Name/Address

BERRYMAN BRIAN P & DONNA J
BERRYMAN BRIAN P & DONNA J TRUST;LB
46347 US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-8-48E SEC 8 T54N R33W PART OF S 1/2 OF GOV'T LOT 3 D/F, COM AT SW COR OF GOV'T LOT 3, TH N 89 DEG 58' E 848.6', TH N 0 DEG 02' W 332', TH N 89 DEG 58' E 36.1', TH N 6 DEG 12' E 99', TH N 89 DEG 58' E 100' TO POB, TH S 6 DEG 12' W 19', TH N 89 DEG 58' E 200' TO W R/W OF US 41, TH N 6 DEG 12' E 117.3' ALONG SD R/W, TH S 89 DEG 58' W 200', TH S 6 DEG 12' W 98.30' TO POB 0.54 ACRES M/L AND
SPLIT (0.023) TO 010-208-051-01 FOR 2013

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 09/11/2009
MAP #:
2024 Est TCV 343,358 TCV/TFA: 98.89

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 04/18/2012 | 12-33 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/23/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 117.30 | 200.00 | 1.0000 | 1.0000 | 352 | 100 | NOT ON LAKE | 41,290 |
| 117 Actual Front Feet, 0.54 Total Acres | | | | | | | Total Est. Land Value = | 41,290 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.73 | 240 | 46 | 2,620 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,620 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 20,645 | 151,034 | 171,679 | | | 78,763C |
| 2023 | 18,886 | 158,879 | 177,765 | | | 75,013C |
| 2022 | 24,281 | 139,219 | 163,500 | | | 71,441C |
| 2021 | 24,281 | 139,400 | 163,681 | | | 69,159C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2012 REPL | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Carpeted
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(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 |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |

Class: C
Effec. Age: 10
Floor Area: 3,472
Total Base New : 348,891 E.C.F.
Total Depr Cost: 304,627 X 0.983
Estimated T.C.V: 299,448

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 25 | CPP |
| 25 | CPP |
| 192 | CCP (1 Story) |
| 240 | Roof Cover Onl |

**(17) Garage**

Year Built: 2012
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 288
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2012
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2144 SF Floor Area = 3472 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/99/99/99/87.32691
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Bi-Level | Siding | Bi-Lev.100% | 1,328 | | |
| 1 Story | Siding | Blt-in Gar. | 576 | | |
| 1 Story | Siding | Piers | 240 | | |
| | | | Total: | 308,671 | 269,554 |

| | | | |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,971 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,158 |
| Water Well, 50 Feet | 1 | 2,629 | 2,296 |
| Porches | | | |
| CPP | 25 | 704 | 615 |
| CPP | 25 | 704 | 615 |
| CCP (1 Story) | 192 | 4,969 | 4,339 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 288 | 13,769 | 12,024 |
| Basement Garage: 2 Car | 1 | 3,554 | 3,104 |
| Built-Ins | | | |
| Dishwasher | 1 | 762 | 665 |
| Deck | | | |
| w/Roof (Roof portion) | 240 | 3,821 | 3,286 |
| | Totals: | 348,891 | 304,627 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 299,448

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

Parcel Number: 010-208-051-01 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

Owner's Name/Address

BERRYMAN BRIAN P & DONNA J
46347 US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-8-48E SEC 8 T54N R33W PART OF S 1/2 OF GOV'T LOT 3 D/F, COM AT SW COR OF GOV'T LOT 3, TH N 89 DEG 58' E 848.6', TH N 89 DEG 58' E 300' TO W R/W OF US 41, TH N 6 DEG 12' E 413.3' ALG SD R/W, TH N 89 DEG 58' E 154' TO E SOO LINE RR R/W & POB, TH N 6 DEG 12' E 67.3' ALG SD R/W, TH N 89 DEG 58' E 15' M/L TO SHORE OF PORTAGE LK, TH S 6 DEG 12'W 67.3' ALG SD SHORE, TH S 89 DEG 58'W 15' M/L TO POB. 0.023 ACRES SPLIT FROM 010-208-051-00 FOR 2013

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: 0 (*)

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 11,790

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 67.30 | 15.00 | 1.0000 | 0.3162 | 554 | 100 | | 11,790 |
| 67 Actual Front Feet, 0.02 Total Acres | | | | | | | Total Est. Land Value = | 11,790 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,895 | 0 | 5,895 | | | 520C |
| 2023 | 5,895 | 0 | 5,895 | | | 496C |
| 2022 | 6,917 | 0 | 6,917 | | | 473C |
| 2021 | 7,449 | 0 | 7,449 | | | 458C |

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

Parcel Number: 010-208-052-00 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. |
|---|---|---|---|---|---|---|---|---|
| STACKHOUSE STEPHEN W & SUS | ETAPA JEFFREY C | 178,000 | 09/27/2012 | WD | 03-ARM'S LENGTH | 2012/05498 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46369 US HIGHWAY 41

**Owner's Name/Address**

ETAPA JEFFREY C & JENIFER
2165 SPRUCE CREEK CIR W
PORT ORANGE FL 32128

**Tax Description**

P5-8-48E1 SEC 8 T54N R33W A PAR OF LAND IN GOV'T LOT 3, SEC 8 D/F;COM AT SW COR OF GOV'T LOT 3, TH N 89 DEG 58' E 848.60' TH N 0 DEG 02' W 332', TH N 89 DEG 58' E 36.10', TH N 6 DEG 12'E 99', TH N 89 DEG 58' E 472' TO SHORE OF PORTAGE LK, TH NE'LY ALG SHORE 48.30' TO POB, TH NE'LY ALG SHORE 50', TH S 89 DEG 58' W 15' M/L TO SOO LINE RR R/W, THS 6 DEG 12' W 50' ALG RR R/W, TH N 89 DEG 58' E 16' M/L TO POB. .02 ACRE

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 39,765

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| X | 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 |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 09/26/2007 | INSPECTED |
| LP | 09/26/2007 | DATA ENTER |
| KH | 09/22/2010 | INSPECTED |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 50.00 | 15.00 | 1.0000 | 0.3162 | 910 | 100 | | 14,388 |
| LAKE - RES | 48.30 | 50.00 | 1.0000 | 0.5774 | 910 | 100 | | 25,376 |
| 98 Actual Front Feet, 0.07 Total Acres | | | | | | | Total Est. Land Value = | 39,765 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Dock: Light posts | 37.91 | 100 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,883 | 0 | 19,883 | | | 19,883S |
| 2023 | 19,751 | 0 | 19,751 | | | 19,751S |
| 2022 | 19,664 | 0 | 19,664 | | | 18,880C |
| 2021 | 18,572 | 0 | 18,572 | | | 18,277C |

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

Parcel Number: 010-208-053-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 80,000 | 11/01/1995 | WD | 03-ARM'S LENGTH | 133:233 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22705 BRITZ RD

**Owner's Name/Address**

SANDRETTO REBECCA & STACKHOUSE SUE
22705 BRITZ RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

SANDRETTO REBECCA & STACKHOUSE SUE
1252 CORINE CT
PULASKI WI 54162

**Tax Description**

P5-8-48E2 SEC 8 T54N R33W A PAR OF LAND IN S 1/2 GOV'T LOT 3 SEC 8D/F, COM AT SW COR OF GOV'T LOT 3, TH N 89 DEG 58' E 848.60', TH N 0 DEG 02' W 332',TH N 89 DEG 58' E 36.10',TH N 6 DEG12' E 99' TO POB, TH N 6 DEG 12' E 196.3'TH N 89 DEG 58' E 100', TH S 6 DEG 12' W 196.30', TH S 89 DEG 58' W 100' TO POB, ALSO E 15' OF A STRIP OF LAND 40' IN WIDTH ALG N BDRY OF S 1/2 LOT 3,SD STRIP LYING BTWN SOO RR TRACKS & P LK. .46 A

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/06/2007

MAP #:

2024 Est TCV 216,397 TCV/TFA: 231.44

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/14/1991 | 91-263 | COMPLETE |

X Improved | Vacant

| | Public Improvements |
|---|---|
| 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 |

| Who | When | What |
|---|---|---|
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 40.00 | 35.00 | 1.0000 | 0.4830 | 554 | 100 | | 10,704 |
| RATE 1 | | | 0.230 Acres | | 13,000 | 100 | | 2,990 |
| 40 Actual Front Feet, 0.26 Total Acres | | | | | | | Total Est. Land Value = | 13,694 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 46 | 1,512 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,512 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,847 | 101,352 | 108,199 | | | 82,213C |
| 2023 | 6,458 | 95,565 | 102,023 | | | 78,299C |
| 2022 | 7,385 | 85,853 | 93,238 | | | 74,571C |
| 2021 | 8,062 | 80,709 | 88,771 | | | 72,189C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1976 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other: Hardwood
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 918 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 459 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Separate Shower |
| 1 | Ceramic Tile Floor |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | 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 |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 935
Total Base New : 209,441 E.C.F.
Total Depr Cost: 180,117 X 1.117
Estimated T.C.V: 201,191

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WGEP (1 Story) |
| 486 | Treated Wood |

**(17) Garage**

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: 486
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1976
(11) Heating System: Forced Air w/ Ducts
Ground Area = 918 SF Floor Area = 935 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 | 918 | | |
| 0.5 Story | Siding | Overhang | 34 | | |
| | | | Total: | 139,848 | 120,269 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 459 | 16,106 | 13,851 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,154 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,910 |
| Ceramic Tile Floor | | | 1 | 1,096 | 943 |
| Ceramic Tile Wains | | | 1 | 2,201 | 1,893 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| WGEP (1 Story) | | | 36 | 5,111 | 4,395 |
| Deck | | | | | |
| Treated Wood | | | 486 | 7,256 | 6,240 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 486 | 21,656 | 18,624 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,260 |
| Door Opener | | | 1 | 535 | 460 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 655 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-054-10 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. |
|---|---|---|---|---|---|---|---|---|
| BRITZ DONALD EDWARD | BRITZ DONALD & MARIA | 0 | 12/08/2019 | QC | 09-FAMILY | 2020/06585 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22655 BRITZ RD

Owner's Name/Address

BRITZ DONALD & MARIA
22691 BRITZ RD
HOUGHTON MI 49931

Tax Description

P5-8-48F1 SEC 8 T54N R33W PRT OF S 1/2 OF GOV'T LOT 3; COM @ A PT 40' S OF NW COR OF S 1/2 OF GOV'T LOT 3; TH N 89 DEG 58' E 502' TO POB; TH N 89 DEG 58 E 150'; TH S 00 DEG 02' E 300'; TH S 89 DEG 58' W 150'; TH N 00 DEG 02' W 300' M/L TO POB. 1.03 AC

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 161,014 TCV/TFA: 182.56

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/26/2009 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.030 | Acres | 12,913 | 100 | | 13,300 |
| | | | 1.03 | Total Acres | | Total Est. Land Value = | | 13,300 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,650 | 73,857 | 80,507 | | | 37,627C |
| 2023 | 4,952 | 69,633 | 74,585 | | | 35,836C |
| 2022 | 4,952 | 62,550 | 67,502 | | | 34,130C |
| 2021 | 6,090 | 58,800 | 64,890 | | | 33,040C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2000 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 870 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 735 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 14
Floor Area: 882
Total Base New : 153,769 E.C.F.
Total Depr Cost: 132,242 X 1.117
Estimated T.C.V: 147,714

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 16 | WCP (1 Story) |
| 12 | Treated Wood |
| 36 | Wood Balcony |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 2000
(11) Heating System: Electric Baseboard
Ground Area = 870 SF Floor Area = 882 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 | 870 | | |
| 1 Story | Siding | Overhang | 12 | | |
| | | | Total: | 118,179 | 101,635 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 735 | 24,049 | 20,682 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,620 | 1,393 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,830 |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,176 |
| Balcony | | | | | |
| Wood Balcony | | | 36 | 1,307 | 1,124 |
| Porches | | | | | |
| WCP (1 Story) | | | 16 | 1,106 | 951 |
| Deck | | | | | |
| Treated Wood | | | 12 | 525 | 451 |
| | | | Totals: | 153,769 | 132,242 |

Notes:

ECF (LAKE) 1.117 => TCV: 147,714

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

Parcel Number: 010-208-055-00 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. |
|---|---|---|---|---|---|---|---|---|
| ELLIOTT LANCE | KERN SCOTT W & ANJA M | 369,000 | 08/10/2022 | WD | 03-ARM'S LENGTH | 2022/04253 | DEED | 100.0 |
| MCINTYRE CHAD B | ULTIMATE PERFORMANCE, INC | 110,000 | 03/08/2005 | WD | 03-ARM'S LENGTH | 167:696 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22593 BRITZ RD

Owner's Name/Address

KERN SCOTT W & ANJA M
15054 BRIAR RIDGE CIRCLE
FORT MYERS FL 33912

Tax Description

P5-8-48H SEC 8 T54N R33W A PARCEL OF LAND IN THE S 1/2 OF GOVT LOT 3, SEC 8 T54N R33W D/F, COM AT A PT 40' S OF NW COR OF THE S 1/2 OF LOT 3, TH E 208' TO POB, TH S 208', TH W 208', TH S 412' TO SW COR OF LOT 3, TH E 352',TH N 620', TH W 144' TO POB. (4 A.)
AND
THAT PART OF GL-3, COM ON THE N-S QUARTER LINE AT A POINT SOUTH 908' FROM THE CENTER OF SAID SEC 8; TH EAST 208' TO THE POB; THEN PARALLEL WITH SAID QUARTER LINE NORTH 208' TO THE SOUTH LINE OF A PRIVATE ROAD (40' WIDE); THE ALONG SAID SOUTH LINE WEST 60'; TH PARALLEL WITH SAID QUARTER LINE SOUTH 208'; TH EAST 60; TO THE POB. (FOR HISTORICAL OWNERSHIP FROM 010-208-050-00 LIBER 2011/01261)
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning: B-1
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 193,813 TCV/TFA: 196.17

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 09/28/2005 | 05-340 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 10/05/2010 | INSPECTED |
| SC | 10/22/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 4 ACRE | | | 4.29 Acres | | 7000 | 100 | | 30,030 |
| | | | 4.29 Total Acres | | Total Est. Land Value = | | | 30,030 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,015 | 81,892 | 96,907 | | | 94,779C |
| 2023 | 12,870 | 77,396 | 90,266 | | | 90,266S |
| 2022 | 12,870 | 65,986 | 78,856 | | | 53,102C |
| 2021 | 9,653 | 62,034 | 71,687 | | | 51,406C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1972 | 0 |

Condition: Good

Room List

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 988 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| X | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 988
Total Base New : 206,516 E.C.F.
Total Depr Cost: 146,628 X 1.117
Estimated T.C.V: 163,783

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 90 | WPP |
| 68 | WPP |
| 240 | Treated Wood |

**(17) Garage**

Year Built: 2005
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 1024
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls C Blt 1972
(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 988 SF Floor Area = 988 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 | 988 | | |
| | | | Total: | 150,012 | 106,509 |
| Other Additions/Adjustments | | | | | |
| Exterior | | | | | |
| Brick Veneer | | | 192 | 3,229 | 2,293 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 |
| Porches | | | | | |
| WPP | | | 90 | 2,743 | 1,948 |
| WPP | | | 68 | 2,441 | 1,733 |
| Deck | | | | | |
| Treated Wood | | | 240 | 4,572 | 3,246 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 1 | 535 | 380 |
| Base Cost | | | 1024 | 35,594 | 25,272 |
| | | | Totals: | 206,516 | 146,628 |

Notes:

ECF (LAKE) 1.117 => TCV: 163,783

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

Parcel Number: 010-208-056-00 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. |
|---|---|---|---|---|---|---|---|---|
| KILLMAR JACK KENNETH BY PE | KOSKI JOHN E & ANITA M & J | 51,000 | 05/22/2013 | CD | 03-ARM'S LENGTH | 2013/03176 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22650 DENTON RD

**Owner's Name/Address**

KOSKI JOHN E & ANITA M TRUST
22650 DENTON RD
CHASSELL MI 49916

**Tax Description**

P5-8-49 SEC 8 T54N R33W PART OF S 1/2 OF GOV'T LOT 4; COM AT S 1/4 OF SEC 8; TH S 89 DEG 07' 08" E ALG S LINE OF SEC 8, ALSO CTRLINE OF DENTON RD, 488.08' TO POB; TH N 00 DEG 49' 17" E 198.18'; TH S 89 DEG 07' 08" E 522.78' TO W'LY R/W LINE OF US HWY 41; TH S 06 DEG 15' 54" W 199.06' ALG SD US HWY 41 W'LY R/W TO S LINE OF SEC 8; TH N 89 DEG 07' 08" W 503.90' ALG SD S LINE TO POB. LESS DSS & A RR R/W. 2.34 ACRES M/L

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/01/2015

MAP #:

2024 Est TCV 510,974 TCV/TFA: 248.29

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 11/08/2016 | 2016-031-276 | COMPLETE |
| HOUSE | 08/15/2013 | 13-166 | COMPLETE |
| HOUSE | 08/16/1991 | 91-258 | FOUNDATION |

| | | |
|---|---|---|
| X | Improved | |
| | Vacant | |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 2.340 | Acres | 9,274 | 100 | | 21,700 |
| | | | 2.34 | Total Acres | | Total Est. Land Value = | | 21,700 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 746 | 96 | 6,267 |
| D/W/P: 4in Concrete | 6.82 | 128 | 96 | 838 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,105 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,850 | 244,637 | 255,487 | | | 168,486C |
| 2023 | 9,424 | 230,447 | 239,871 | | | 160,463C |
| 2022 | 9,424 | 207,026 | 216,450 | | | 152,822C |
| 2021 | 7,340 | 194,602 | 201,942 | | | 147,940C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2014 | 0 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 2058 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| 2 | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 6
Floor Area: 2,058
Total Base New : 459,217 E.C.F.
Total Depr Cost: 431,664 X 1.117
Estimated T.C.V: 482,169

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | CCP (1 Story) |

**(17) Garage**

Year Built: 2014
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: 814
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2014
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2058 SF Floor Area = 2058 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 | Basement | 2,058 | | |
| | | | Total: | 288,174 | 270,885 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 2 | 5,010 | 4,709 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,475 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,471 |
| Porches | | | | | |
| CCP (1 Story) | | | 144 | 3,843 | 3,612 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 814 | 37,436 | 35,190 |
| Door Opener | | | 2 | 1,070 | 1,006 |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Door Opener | | | 1 | 669 | 629 |
| Base Cost | | | 2160 | 115,625 | 108,687 |
| | | | Totals: | 459,217 | 431,664 |

Notes:

ECF (LAKE) 1.117 => TCV: 482,169

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

Parcel Number: 010-208-056-10 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. |
|---|---|---|---|---|---|---|---|---|
| HAMBLEY ALLAN R | EDDY JERRALD A & SHANNON M | 406,000 | 06/10/2022 | WD | 03-ARM'S LENGTH | 2022/03148 | PROPERTY TRANSFER | 100.0 |
| CAMPS STEVEN R & SILVIA M | HAMBLEY ALLAN R | 315,000 | 07/23/2018 | WD | 03-ARM'S LENGTH | 2018/03524 | DEED | 100.0 |
| CAMPS STEVEN R & SILVIA M | CAMPS STEVEN R & SILVIA M | 1 | 04/27/2015 | WD | 09-FAMILY | 2015/02228 | DEED | 0.0 |
| | | 29,000 | 08/01/2002 | WD | 03-ARM'S LENGTH | 158:785 | DEED | 0.0 |

Property Address

22574 DENTON RD

Owner's Name/Address

EDDY JERRALD A & SHANNON M
22574 DENTON RD
CHASSELL MI 49916

Tax Description

P5-8-49C
SEC 8 T54N R33W
PART OF GOV'T LOT 4 IN SEC 8 D/F: COM ATTHE S 1/4 COR OF SEC 8, TH S 89 DEG 07' 08" E 225' TO POB, TH N 00 DEG 50' 47" E661.98', TH S 89 DEG 15' 52" E 263.08', TH S 00 DEG 50' 47" W 662.65', TH N 89 DEG 07' 08" W 263.08' TO POB.
4 A M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 09/12/2022
MAP #:
2024 Est TCV 451,544 TCV/TFA: 234.08

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 10/15/2014 | 14-263 | NOT REVIEW |
| STORAGE | 11/13/2007 | 07-360 | COMPLETE |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 4.000 Acres | | 7,000 | 100 | | 28,000 |
| | | | 4.00 Total Acres | | Total Est. Land Value = | | | 28,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 504 | 84 | 3,704 |
| D/W/P: 4in Ren. Conc. | 8.00 | 572 | 84 | 3,844 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,548 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,000 | 211,772 | 225,772 | | | 222,176C |
| 2023 | 12,000 | 199,597 | 211,597 | | | 211,597S |
| 2022 | 12,000 | 197,475 | 209,475 | | | 194,472C |
| 2021 | 9,000 | 186,115 | 195,115 | | | 188,260C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2003 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Stone

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1929 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| 1 | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 15
Floor Area: 1,929
Total Base New : 411,903 E.C.F.
Total Depr Cost: 372,423 X 1.117
Estimated T.C.V: 415,996

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | CPP |
| 480 | Treated Wood |

**(17) Garage**

Year Built: 2003
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: 1064
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2003
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1929 SF Floor Area = 1929 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 | 1,929 | | | *9 |
| | | | Total: | 278,085 | 250,492 | |
| 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 | | | | | | |
| CPP | | | 84 | 1,763 | 1,604 | *9 |
| Deck | | | | | | |
| Treated Wood | | | 480 | 7,195 | 6,547 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,234 | |
| Door Opener | | | 2 | 1,070 | 974 | |
| Base Cost | | | 1064 | 36,985 | 33,656 | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 968 | 31,944 | 29,069 | |
| Door Opener | | | 1 | 535 | 487 | |
| Class: C Exterior: Pole (Unfinished) | | | | | | |
| Base Cost | | | 1296 | 30,599 | 27,845 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-056-25 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. |
|---|---|---|---|---|---|---|---|---|
| SOUMIS MICHAEL P & ANN M | SOUMIS MICHAEL ANN & CARRI | 0 | 02/18/2005 | QC | 09-FAMILY | 2011/06292 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46108 US HIGHWAY 41

**Owner's Name/Address**

SOUMIS MICHAEL & ANN
SOUMIS CARRIE A; LADY BIRD
46108 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-49A SEC 8 T54N R33W A PART OF LAND IN S 1/2 OF GOV'T LOT 4 D/F; COMM AT SEC COR COMMON TO SECS 17, 18, 7 & 8 IN CEN OF DENTON RD, TH S 89 DEG 58' E 3742.15' ALG S LINE OF SD SEC 8 TO C/L OF OLD SOO LINE RR ROW, TH N 6 DEG 20' E 540.15' ALG C/L OF RR, TH S 89 DEG 58' E 50' TO E 44 ROW & POB. TH N 6 DEG 20' E 125' TO N LINE OF S 1/2 OF GOV'T LOT 4, TH S 89 DEG 58' E 40' TO SHORE OF PORTAGE LK, TH S 6 DEG 20' W 125' ALG SHORE, TH N 89 DEG 58' W 40' TO POB. TH PARCEL EXTENDS TO WATERS EDGE. AND
P5-8-49G SEC 8 T54N R33W PRT OF GOV'T LOT 4; FROM TH NW COR OF GOV LOT 4. PROCEED S 00 DEG 03' E 664.85 TO A PIPE; TH N 88 DEG 38'E 1071.8' TO IRON PIPE ON W ROW OF HWY 41 WH IS POB; TH S 83 DEG 33' E 194.6' M/L TO A PIPE ON SHORE OF PORTAGE LAKE; TH N'LY ALG SHORE OF LAKE 61.5'; TH ***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 02/15/2005
MAP #:
2024 Est TCV 254,195 TCV/TFA: 155.57

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/28/2006 | 06-251 | FOUNDATION |
| HOUSE | 04/23/1992 | 92-282 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 125.00 | 40.00 | 1.0000 | 0.5164 | 554 | 100 | | 35,761 |
| LAKE VIEW | 61.50 | 194.50 | 1.0000 | 1.0000 | 352 | 100 | | 21,648 |
| 187 Actual Front Feet, 0.39 Total Acres | | | | | | | Total Est. Land Value = | 57,409 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame/Conc. | 35.34 | 96 | 46 | 1,561 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,561 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,705 | 98,393 | 127,098 | | | 53,238C |
| 2023 | 27,782 | 92,881 | 120,663 | 0M | | 0 |
| 2022 | 33,709 | 83,435 | 117,144 | 0M | | 0 |
| 2021 | 35,323 | 78,431 | 113,754 | 0M | | 0 |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 1992 | 2006 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 1 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1024 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 21
Floor Area: 1,634
Total Base New : 221,234 E.C.F.
Total Depr Cost: 174,776 X 1.117
Estimated T.C.V: 195,225

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | Treated Wood |
| 440 | Treated Wood |
| 120 | Treated Wood |
| 115 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 1992
(11) Heating System: Forced Hot Water
Ground Area = 1024 SF Floor Area = 1634 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Crawl Space | 632 | | |
| 1.75 Story | Siding | Crawl Space | 392 | | |
| | | | Total: | 189,908 | 150,029 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,761 |
| Water Well, 50 Feet | 1 | 2,629 | 2,077 |
| Deck | | | |
| Treated Wood | 168 | 3,614 | 2,855 |
| Treated Wood | 440 | 6,794 | 5,367 |
| Treated Wood | 120 | 2,884 | 2,278 |
| Treated Wood | 115 | 2,791 | 2,205 |
| Fireplaces | | | |
| Exterior 2 Story | 1 | 7,853 | 6,204 |
| | Totals: | 221,234 | 174,776 |

Notes:

ECF (LAKE) 1.117 => TCV: 195,225

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

Parcel Number: 010-208-056-50 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. |
|---|---|---|---|---|---|---|---|---|
| MATTILA MICHAEL R & VICKY | MATTILA FAMILY TRUST MIKE | 0 | 04/09/2014 | CD | 12-FROM LENDING INSTITUTI | 2014/01913 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46104 US HIGHWAY 41

**Owner's Name/Address**

MATTILA FAMILY TRUST MIKE & VICKY
46104 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-49B SEC 8 T54N R33W A PAR OF LAND IN S 1/2 OF GOV'T LOT 4 D/F; COMM AT SEC COR COMMON TO SECS 17, 18, 7 & 8 IN CEN OF DENTON RD, TH S 89 DEG 58' E 3742.15' TO C/L OF OLD SOO LINE RR ROW. TH N 6 DEG 20' E 440.15' ALG C/L OF RR; TH S 89 DEG 58' E 50' TO E RR ROW & POB. TH N 6 DEG 20' E 100' ALG E RR ROW; TH S 89 DEG 58' E 40' TO SHORE OF PORTAGE LK, TH S 6 DEG 20' W 100' ALG SHORE OF LK, TH N 89 DEG 58' W 40' TO POB. TH PARCEL EXTENDS TO WATERS EDGE.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/21/1996

MAP #:

2024 Est TCV 265,605 TCV/TFA: 162.55

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 04/07/2015 | 15-0017 | COMPLETE |
| HOUSE | 06/09/1992 | 92-283 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/10/2009 | INSPECTED |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 100.00 | 40.00 | 1.0000 | 0.5164 | 554 | 100 | | 28,608 |
| 100 Actual Front Feet, 0.09 Total Acres | | | | | | | Total Est. Land Value = | 28,608 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.08 | 128 | 46 | 1,594 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,594 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,304 | 118,499 | 132,803 | | | 102,628C |
| 2023 | 14,304 | 111,714 | 126,018 | | | 97,741C |
| 2022 | 16,783 | 100,358 | 117,141 | | | 93,087C |
| 2021 | 18,074 | 94,343 | 112,417 | | | 90,114C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1993 | 1998 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| 1 | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Wood |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1311 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 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 |

Class: C
Effec. Age: 12
Floor Area: 1,634
Total Base New : 239,483 E.C.F.
Total Depr Cost: 210,746 X 1.117
Estimated T.C.V: 235,403

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 42 | WGEP (1 Story) |
| 96 | Treated Wood |
| 258 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 228
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1993
(11) Heating System: Forced Hot Water
Ground Area = 1445 SF Floor Area = 1634 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 272 | | |
| 1 Story | Siding | Slab | 60 | | |
| 1.25 Story | Siding | Slab | 754 | | |
| 1 Story | Siding | Slab | 114 | | |
| 1 Story | Siding | Slab | 111 | | |
| 1 Story | Siding | Blt-in Gar. | 134 | | |
| | | | Total: | 193,657 | 170,418 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 4,001 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,190 |
| Water Well, 50 Feet | 1 | 2,629 | 2,314 |
| Porches | | | |
| WGEP (1 Story) | 42 | 5,527 | 4,864 |
| Deck | | | |
| Treated Wood | 96 | 2,452 | 2,158 |
| Treated Wood | 258 | 4,791 | 4,216 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | |
| Common Wall: 1/2 Wall | 1 | -1,083 | -953 |
| Door Opener | 1 | 535 | 471 |
| Base Cost | 228 | 13,486 | 11,868 |
| Fireplaces | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-056-60 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. |
|---|---|---|---|---|---|---|---|---|
| MATTILA MICHAEL R & VICKY | MATTILA FAMILY TRUST MIKE | 0 | 04/09/2014 | CD | 12-FROM LENDING INSTITUTI | 2014/01913 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46104 US HIGHWAY 41

Owner's Name/Address

MATTILA FAMILY TRUST MIKE & VICKY
46104 US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-8-49E SEC 8 T54N R33W COM AT SEC COR COMMON TO SEC 17, 18, 7, &8 @ C/L OF DENTON RD; TH S89 DEG 58' E 3742.15' ALG S LINE OF SD SEC 8 TO C/L OF OLD SOO LINE RR ROW; TH N 6 DEG 20' E 415.15' ALG TO E RR ROW & POB; TH N 6 DEG 20' E 25' ALG SD E RR ROW; TH S 89 DEG 58' E 40' TO SHORE OF PORTAGE LAKE; TH S 6 DEG 20' W 25' ALG SHORE; TH N 89 DEG 58' W 40' TO POB.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/22/2001

MAP #:

2024 Est TCV 7,152

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 25.00 | 40.00 | 1.0000 | 0.5164 | 554 | 100 | | 7,152 |
| 25 Actual Front Feet, 0.02 Total Acres | | | | | | | Total Est. Land Value = | 7,152 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,576 | 0 | 3,576 | | | 2,889C |
| 2023 | 3,576 | 0 | 3,576 | | | 2,752C |
| 2022 | 4,196 | 0 | 4,196 | | | 2,621C |
| 2021 | 4,519 | 0 | 4,519 | | | 2,538C |

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

Parcel Number: 010-208-056-75 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. |
|---|---|---|---|---|---|---|---|---|
| GERSHENSON JOHN K & DEBORA | HEATH MATTHEW J & PARKER C | 216,500 | 04/26/2018 | WD | 03-ARM'S LENGTH | 2018/02205 | DEED | 100.0 |
| | | 164,000 | 04/01/1999 | WD | 03-ARM'S LENGTH | 151:619 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22536 DENTON RD

**Owner's Name/Address**

HEATH MATTHEW J & PARKER CAREN E
22536 DENTON RD
CHASSELL MI 49916

**Tax Description**

P5-8-49D SEC 8 T54N R33W COM AT S 1/4 COR FO SEC 8 ALSO POB; TH S89 DEG 07'08" E ALG S LINE OF SEC 8, ALSO THE C/L OF DENTON RD, 225';TH N 00 DEG 50'47" E 33' TO N ROW LINE OF DENTON ROAD; TH N 00 DEG 50' 47" E 628.98'; TH N 89 DEG 15'52" W 225'; TH S 00 DEG 50' 47" W ALG THE W LINE OF GOV'T LOT 4; 628.40' TO N ROW LINE; TH S 00 DEG 50' 47" W ALG WEST LINE OF GOV'T LOT 4 33' M/L TO POB. 3.42 A M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/11/2018

MAP #:

2024 Est TCV 227,541 TCV/TFA: 173.70

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 3.420 | Acres | 7,509 | 100 | | 25,680 |
| | | | 3.42 | Total Acres | | Total Est. Land Value = | | 25,680 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,840 | 100,931 | 113,771 | | | 91,945C |
| 2023 | 11,130 | 95,101 | 106,231 | | | 87,567C |
| 2022 | 11,130 | 85,430 | 96,560 | | | 83,398C |
| 2021 | 8,565 | 80,316 | 88,881 | | | 80,734C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1975 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. | X | Large Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 780 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 9
Floor Area: 1,310
Total Base New : 199,816 E.C.F.
Total Depr Cost: 180,717 X 1.117
Estimated T.C.V: 201,861

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 128 | WGEP (1 Story) |
| 224 | Treated Wood |
| 40 | Treated Wood |

**(17) Garage**

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: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls C Blt 1975
(11) Heating System: Forced Air w/ Ducts
Ground Area = 780 SF Floor Area = 1310 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.75 Story | Siding | Crawl Space | 560 | | | |
| 1.5 Story | Siding | Crawl Space | 220 | | | |
| | | | Total: | 150,484 | 136,942 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 128 | 11,167 | 10,162 | |
| Deck | | | | | | |
| Treated Wood | | | 224 | 4,372 | 3,979 | |
| Treated Wood | | | 40 | 1,564 | 1,423 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 21,807 | 18,754 | *8 |
| Door Opener | | | 1 | 535 | 460 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,272 | |
| | | | Totals: | 199,816 | 180,717 | |

Notes:

ECF (LAKE) 1.117 => TCV: 201,861

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

Parcel Number: 010-208-056-80 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. |
|---|---|---|---|---|---|---|---|---|
| MATTILA MICHAEL R & VICKY | MATTILA FAMILY TRUST MIKE | 0 | 04/09/2014 | WD | 09-FAMILY | 2014/01914 | DEED | 0.0 |
| | | 10,000 | 09/01/2000 | WD | 03-ARM'S LENGTH | 152:268 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

MATTILA FAMILY TRUST MIKE & VICKY
46104 US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-8-49F SEC 8 T54N R33W PRT OF GOV'T LOT 4 COM @ S 1/4 COR; TH S89 DEG 07'08" E ALG S LN OF SEC 8 ALSO C/L OF DENTON RD 488.08'; TH N 00 DEG 49'17" E 398.18' TO POB; TH N 00 DEG 49'17" E 150'; TH S 89 DEG 07'08" E 572.18' TO W ROW OF HWY US-41; TH S 06 DEG 05'52" W ALG SD HWY 150.62'; TH N 89 DEG 07'08" W 558.33 TO POB. 1.93 AC M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/22/2001

MAP #:

2024 Est TCV 104,156 TCV/TFA: 242.22

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 04/15/2009 | 09-011 | PART COMPL |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 09/16/2009 | INSPECTED |
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.930 | Acres | 10,218 | 100 | | 19,720 |
| | | | 1.93 | Total Acres | | | Total Est. Land Value = | 19,720 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 204 | 89 | 1,452 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,452 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,860 | 42,218 | 52,078 | | | 26,479C |
| 2023 | 8,048 | 39,966 | 48,014 | | | 25,219C |
| 2022 | 8,048 | 35,903 | 43,951 | | | 24,019C |
| 2021 | 6,965 | 33,748 | 40,713 | | | 23,252C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2009 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 430 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 12
Floor Area: 430
Total Base New : 116,080 E.C.F.
Total Depr Cost: 74,291 X 1.117
Estimated T.C.V: 82,984

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 1600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2009
(11) Heating System: No Heating/Cooling
Ground Area = 430 SF Floor Area = 430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 430 | | | *6 |
| | | | Total: | 47,298 | 30,270 | |

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 42 Inch (Finished)

| | | | |
|---|---|---|---|
| Door Opener | 2 | 1,070 | 685 |
| Base Cost | 1600 | 67,712 | 43,336 |
| | Totals: | 116,080 | 74,291 |

Notes:

ECF (LAKE) 1.117 => TCV: 82,984

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

Parcel Number: 010-208-056-87 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46075 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 08/30/2009 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SOUMIS CARRIE A<br>46075 HWY US 41<br>HOUGHTON MI 49931 | 2024 Est TCV 328,574 TCV/TFA: 219.64 | | | | | |

Tax Description

P5-8-49G SEC 8 T54N R33W PRT OF GOV'T LOT 4; COM @ S 1/4 COR OF SEC 8; TH S 89 DEG 07'08" E ALG S LN OF SEC 8 ALSO C/L OF DENTON RD 66' WIDE 488.08'; TH N 00 DEG 49'17" 548.18' TO POB; TH N 00 DEG 49'17" E 125'; TH N 89 DEG 30'03" E 585.18' TO W ROW OF HWY 33' FROM C/L; TH S 06 DEG 05'52" W 139.67'; TH N 89 DEG 07'08" W 572.18' M/L TO POB 1.86 AC

Comments/Influences

| | | |
|---|---|---|
| X | Improved | |
| | Vacant | |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 139.67 | 0.00 | 1.0000 | 1.0000 | 352 | 100 | | 49,164 |
| RATE 1 | | | 1.860 Acres | | 10,452 | 100 | | 19,440 |
| 140 Actual Front Feet, 1.86 Total Acres | | | | | | | Total Est. Land Value = | 68,604 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 1200 | 89 | 9,345 |
| Wood Frame | 28.90 | 96 | 46 | 1,276 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,621 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,302 | 129,985 | 164,287 | | | 73,841C |
| 2023 | 30,382 | 122,562 | 152,944 | | | 70,325C |
| 2022 | 36,807 | 110,113 | 146,920 | | | 66,977C |
| 2021 | 35,842 | 103,471 | 139,313 | | | 64,838C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2009 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1496 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 11
Floor Area: 1,496
Total Base New : 250,821 E.C.F.
Total Depr Cost: 223,231 X 1.117
Estimated T.C.V: 249,349

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | WCP (1 Story) |

**(17) Garage**

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: 650
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2009
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1496 SF Floor Area = 1496 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 | Siding | Basement | 1,496 | | |
| | | | Total: | 210,493 | 187,339 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,237 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,340 |
| Porches | | | | | |
| WCP (1 Story) | | | 160 | 6,746 | 6,004 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 650 | 26,436 | 23,528 |
| Common Wall: 1/2 Wall | | | 1 | -1,314 | -1,169 |
| Door Opener | | | 2 | 1,070 | 952 |
| | | | Totals: | 250,821 | 223,231 |

Notes:

ECF (LAKE) 1.117 => TCV: 249,349

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

Parcel Number: 010-208-056-90 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. |
|---|---|---|---|---|---|---|---|---|
| MATTILA MICHAEL R & VICKY | MATTILA FAMILY TRUST MIKE | 0 | 04/09/2014 | WD | 09-FAMILY | 2014/01914 | DEED | 0.0 |
| | | 20,000 | 03/01/2000 | WD | 03-ARM'S LENGTH | 150:99 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

MATTILA FAMILY TRUST MIKE & VICKY
46104 US HIGHWAY 41
HOUGHTON MI 49931

Tax Description

P5-8-49H SEC 8 T54N R33W PRT OF THE S 1/2 OF GOV'T LOT 4 COM @ SW 1/4 COR; TH S 89 DEG 58"E 3742.15' ALG S LN OF SD SEC 8 TO C/L OF SOO LN RR ROW; TH N 6 DEG 20' E 315.15' ALG C/L OF RR ROW; TH S 89 DEG 58' E 50'TO E LN OF SD RR ROW BEING POB; TH N 6 DEG 20' E 100' ALG E LN OF SD RR ROW; THS 89 DEG 58' E 40' M/L TO SHORE OF PORTAGE LK; TH S 6 DEG 20' W 100' ALG SHTH N 89 DEG 58' W 40'M/L TO POB .09 AC

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/22/2001

MAP #:

2024 Est TCV 35,610

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 12/06/2021 | 2021-010-262 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 100.00 | 40.00 | 1.0000 | 0.5164 | 554 | 100 | | 28,608 |
| 100 Actual Front Feet, 0.09 Total Acres | | | | | | | Total Est. Land Value = | 28,608 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 99 | 6,434 |
| Wood Frame | 38.41 | 20 | 74 | 568 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,002 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,304 | 3,501 | 17,805 | | | 15,858C |
| 2023 | 14,304 | 3,302 | 17,606 | | | 15,103C |
| 2022 | 16,783 | 2,972 | 19,755 | | | 14,384C |
| 2021 | 18,074 | 2,769 | 20,843 | | | 13,925C |

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

Parcel Number: 010-208-056-92 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. |
|---|---|---|---|---|---|---|---|---|
| MATTILA MICHAEL R & VICKY | MATTILA FAMILY TRUST MIKE | 0 | 04/09/2014 | WD | 09-FAMILY | 2014/01914 | DEED | 0.0 |
| KILLMAR JACK ESTATE | MATTILA MICHAEL R & VICKY | 75,000 | 05/22/2013 | CD | 03-ARM'S LENGTH | 2013/03177 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46104 US HIGHWAY 41

Owner's Name/Address

MATTILA FAMILY TRUST MIKE & VICKY
46104 US HIGHWAY 41
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/22/2001

MAP #:

2024 Est TCV 56,835 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Tax Description

P5-8-49K SEC 8 T54N R33W PRT OF THE S 1/2 OF GOV'T LOT 4 COM @ S CORNER OF SEC 8; TH S 89 DEG 07' 08" E 1150.42' TO THE E ROW LINE OF THE RR ROW; TH N 07 DEG 03' 12" E 125.73' TO THE POB; TH ALONG SAID RR ROW 189.42'; TH S 89 DEG 58' 40" E 40' M/L TO THE SHORE OF PORTAGE LAKE; TH SOUTHERLY ALONG THE SHORE TO A POINT S 89 DEG 07' 08" E FROM THE POB; TH N 89 DEG 07' 08" W 44' M/L TO POB. 0.191 ACRES

Comments/Influences

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 189.42 | 44.00 | 1.0000 | 0.5416 | 554 | 100 | | 56,835 |
| 189 Actual Front Feet, 0.19 Total Acres | | | | | | | Total Est. Land Value = | 56,835 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,418 | 0 | 28,418 | | | 25,238C |
| 2023 | 28,418 | 0 | 28,418 | | | 24,037C |
| 2022 | 33,342 | 0 | 33,342 | | | 22,893C |
| 2021 | 35,907 | 0 | 35,907 | | | 22,162C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

0 Amps Service

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 4
Floor Area: 0
Total Base New : 0 E.C.F.
Total Depr Cost: 0 X 1.117
Estimated T.C.V: 0

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAMP Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| | | | Totals: | 0 | 0 |

Notes:

ECF (LAKE) 1.117 => TCV: 0

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

Parcel Number: 010-208-056-95 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. |
|---|---|---|---|---|---|---|---|---|
| | | 25,000 | 01/01/2001 | WD | 03-ARM'S LENGTH | 153:486 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

FUNKEY KATHLEEN A
PO BOX 522
HOUGHTON MI 49931

Tax Description

P5-8-49I SEC 8 T54N R33W PRT OF GOV'T LOT 4; COM @ S 1/4 COR; TH S 89 DEG 07'08" E ALSO C/L OF DENTON RD (66'WIDE ROW) 488.08'; TH N 00 DEG 49' 17" E 198.18' TO POB; TH CONT N 00 DEG 49' 17" E 200'; TH S 89 DEG 07'08" E 558.33' TO W'LY ROW OF US-41; TH S 06 DE 05'52" W ALG US 41 200.83'; TH N 89 DEG 07'08" W; ALSO PAR TO S SEC LN 539.86' M/L TO POB. 2.49 AC M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 22,710

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 2.570 Acres | | 8,837 | 100 | | 22,710 |
| | | | 2.57 Total Acres | | Total Est. Land Value = | | | 22,710 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,355 | 0 | 11,355 | | | 8,659C |
| 2023 | 10,070 | 0 | 10,070 | | | 8,247C |
| 2022 | 10,070 | 0 | 10,070 | | | 7,855C |
| 2021 | 7,605 | 0 | 7,605 | | | 7,605S |

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

Parcel Number: 010-208-056-96 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. |
|---|---|---|---|---|---|---|---|---|
| HANSON RUSSEL | FUNKEY KATHLEEN A | 43,300 | 05/09/2007 | WD | 03-ARM'S LENGTH | 20070/2807 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

FUNKEY KATHLEEN A
PO BOX 522
HOUGHTON MI 49931

Tax Description

P5-8-49J SEC 8 T54N R33W S 125' OF GOVT LOT 4 LYING E OF FORMER E'LY DSS & A RR ROW, ALSO D/F AS COM AT S 1/4 COR OF SEC 8, TH S 89 DEG 7' 8" E ALG S LINE OF SEC 8 1150.42' TO POB., PT LYING ON FORMER E'LY DSS & A RR ROW, TH N 7 DEG 3' 12" E ALG E'LY RR ROW LINE 125.73', TH S 89 DEG 7' 8" E 44' TO SHORE OF PORTAGE LAKE, TH ALG SHORE S 5 DEG 53' 23" E 125.18', TH S 0 DEG 14' 54" W 100' TO S LINE OF SEC 8, TH N 89 DEG 7' 8" W 23.65' TO MEANDER COR COM TO SEC 8 &17, TH N 89 DEG 7' 8" W 37.94' TO POB., PROPERTY EXTENDS TO WATER'S EDGE .15 A

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 37,560

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 125.18 | 44.00 | 1.0000 | 0.5416 | 554 | 100 | | 37,560 |
| 125 Actual Front Feet, 0.13 Total Acres | | | | | | | Total Est. Land Value = | 37,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,780 | 0 | 18,780 | | | 16,680C |
| 2023 | 18,780 | 0 | 18,780 | | | 15,886C |
| 2022 | 22,035 | 0 | 22,035 | | | 15,130C |
| 2021 | 23,729 | 0 | 23,729 | | | 14,647C |

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

Parcel Number: 010-208-057-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 241,111 | 12/01/1999 | WD | 03-ARM'S LENGTH | 149:747 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46189 US HIGHWAY 41

**Owner's Name/Address**

JOHNSON MARK T & GAIL E IRR TRUST
46189 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-50 SEC 8 T54N R33W PART OF THE N 1/2 OF GOV'T LOT 4, SEC 8 T54N R33W D/F, COMM AT THE NW COR OF GOV'T LOT 4 POB,TH S 0 DEG 03' E 404.85'ALONG W LINE OF GOV'T LOT 4, TH N 88 DEG38' E 1099.3' TO WESTERN EDGE OF T/W OF HWY US 41, TH S 82 DEG 45' E 175' M/L TO SHORE OF PORTAGE LAKE,
TH NE'LY ALONG THE SHORE 307.5' M/L TH N 89 DEG 58' W 177.43' TO WESTERN EDGE OF R/W OF US 41, TH SW'LY ALG SD W SIDE OF HWY 150', TH S 89 DEG 18' W 616.65', TH N 0 DEG 02' W 250', TH S 89 DEG 58' W 500' TO POB, EXC US 41 & SOO LINE RR R/W. 8.07 ACRES M/L

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 10/10/2022
MAP #:
2024 Est TCV 548,898 TCV/TFA: 194.09

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/11/2009 | DATA ENTER |
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 307.50 | 350.00 | 1.0000 | 1.5275 | 554 | 100 | | 260,222 |
| RATE 1 | | | 5.599 Acres | | 5,813 | 100 | | 32,546 |
| 308 Actual Front Feet, 8.07 Total Acres | | | | | | | Total Est. Land Value = | 292,768 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 146,384 | 128,065 | 274,449 | | | 149,363C |
| 2023 | 143,061 | 116,949 | 260,010 | | | 142,251C |
| 2022 | 165,607 | 102,453 | 268,060 | | | 135,478C |
| 2021 | 174,550 | 102,651 | 277,201 | | | 131,151C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1969 | 2005 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: Solid X H.C.

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 144 S.F.
Crawl: 0 S.F.
Slab: 1140 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 144 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | Interior 1 Story |
| | Interior 2 Story |
| 1 | 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 |

Class: C
Effec. Age: 27
Floor Area: 2,828
Total Base New : 356,929 E.C.F.
Total Depr Cost: 260,560 X 0.983
Estimated T.C.V: 256,130

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | CPP |
| 325 | Vinyl |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1969
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1860 SF Floor Area = 2828 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Slab | 884 | | |
| 1 Story | Siding | Basement | 144 | | |
| 1 Story | Siding | Slab | 256 | | |
| 1 Story | Siding | Blt-in Gar. | 576 | | |
| 0.5 Story | Siding | Overhang | 168 | | |
| | | | Total: | 295,540 | 215,744 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 144 | 5,053 | 3,689 |
| Exterior | | | | | |
| Brick Veneer | | | 144 | 2,422 | 1,768 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,319 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,221 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,476 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,919 |
| Porches | | | | | |
| CPP | | | 32 | 860 | 628 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 15,919 |
| Common Wall: 2 Wall | | | 1 | -4,344 | -3,171 |
| Door Opener | | | 1 | 535 | 391 |
| Fireplaces | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-058-00 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**

46249 US HIGHWAY 41

**Owner's Name/Address**

HARBOUR DENNIS P & ANDREA E
46249 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-51 SEC 8 T54N R33W PART OF N 1/2 OF GOVT LOT 4 D/F, COM AT THE NW COR OF GOVT LOT 4, TH N 89 DEG 58' E 500' TO POB, TH N 89 DEG 58' E 826.50' TO A PT 12'M/L FROM WATERS EDGE TH S 07 DEG 35'54" W ALG SHORE OF PORTAGE LAKE 100'; TH S 89 DEG 58' W 177.43';TH S'LY 125'; TH S 89 DEG 18'W 616.65'; TH N 00 DEG 02'W 250' TO POB. 4.04 AC M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 582,435 TCV/TFA: 298.53

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/08/2009 | DATA ENTER |
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 4.040 Acres | | 6,950 | 100 | | 28,080 |
| | | | 4.04 Total Acres | | Total Est. Land Value = | | | 28,080 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,040 | 277,178 | 291,218 | | | 149,592C |
| 2023 | 12,020 | 252,866 | 264,886 | | | 142,469C |
| 2022 | 12,020 | 222,229 | 234,249 | | | 135,685C |
| 2021 | 9,040 | 223,177 | 232,217 | | | 131,351C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1959 | 1997 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1951 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 2185 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| 3 | Separate Shower |
| 2 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 3 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| 1 | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 9
Floor Area: 1,951
Total Base New : 623,366 E.C.F.
Total Depr Cost: 563,942 X 0.983
Estimated T.C.V: 554,355

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 100 | WGEP (1 Story) |
| 63 | WGEP (1 Story) |
| 515 | Treated Wood |

**(17) Garage**

Year Built: 1959
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: 352
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 1959
(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = 1951 SF Floor Area = 1951 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 | 1,951 | | | |
| | | | Total: | 367,340 | 334,279 | |
| Other Additions/Adjustments | | | | | | |
| Basement Living Area | | | 2185 | 114,581 | 104,269 | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 6,084 | |
| Separate Shower | | | 3 | 8,124 | 7,393 | |
| Ceramic Tile Floor | | | 2 | 2,861 | 2,604 | |
| Vent Fan | | | 3 | 1,063 | 967 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,020 | |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,602 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 100 | 11,585 | 10,542 | |
| WGEP (1 Story) | | | 63 | 8,355 | 7,603 | |
| Deck | | | | | | |
| Treated Wood | | | 515 | 7,988 | 7,269 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 352 | 15,601 | 13,417 | *8 |
| Door Opener | | | 1 | 535 | 460 | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 976 | 32,149 | 27,648 | *8 |
| Door Opener | | | 1 | 535 | 460 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-208-059-00 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**

46141 US HIGHWAY 41

**Owner's Name/Address**

ARCHAMBEAU DONNA M
46141 US HIGHWAY 41
HOUGHTON MI 49931

**Taxpayer's Name/Address**

ARCHAMBEAU WALTER L & WIFE
46141 US HIGHWAY 41
HOUGHTON MI 49931

**Tax Description**

P5-8-52 SEC 8 T54N R33W PRT OF GOV'T LOT 4, OF SD SEC D/F COM ATTH NW COR OF GOV'T LOT 4, TH S 0 DEG 03' E 404.85' ALG W LN OF GOV'T LOT 4 WH IS POB, TH CONT S 0 DEG 03"E 260', TH N 88 DEG 38' E 1071.8' TO W EDG OF HWY R/W TH S 83 DEG 33' E 194.6' M/L TO SHR OF LAKE, TH N'LY ALG SH 261.5' TH N 82 DEG 45' W 175' M/L TO W ED OF HWY 41 R/WTH S 88 DEG 38' W 1099.3' TO POB, LESS HWY R/W & SOO LINE RR R/W. 6.34 AC M/L EXC: FR NW COR OF GOV'T LOT , PRO S 00 DEG 03' E 664.85' TO PIPE; TH N 88 DEG 38'E 1071.8' TO PIPE ON W ROW OF HWY WH IS POB; TH S 83 DEG 33'E 194.6' M/L TO PIPE ON SH OF PORTAGE LAKE; TH N'LY ALG TH SH OF SD LK 61.5; TH N 83 DEG 33'W TO TH PO INT W ROW OF HWY 41; TH S ALG W ROW OF HWY TO POB.

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 210,050 TCV/TFA: 102.07

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 6.340 Acres | | 5,630 | 100 | | 35,695 |
| | | | 6.34 Total Acres | | Total Est. Land Value = | | | 35,695 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,848 | 87,177 | 105,025 | | | 59,749C |
| 2023 | 13,505 | 79,779 | 93,284 | | | 56,904C |
| 2022 | 13,505 | 69,888 | 83,393 | | | 54,195C |
| 2021 | 10,335 | 70,019 | 80,354 | | | 52,464C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1938 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 1 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Log |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1372 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| 1 | Extra Toilet |
| 1 | Extra Sink |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 37
Floor Area: 2,058
Total Base New : 281,540 E.C.F.
Total Depr Cost: 177,370 X 0.983
Estimated T.C.V: 174,355

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | Treated Wood |

**(17) Garage**

Year Built: 1989
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: 936
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1938
(11) Heating System: Forced Hot Water
Ground Area = 1372 SF Floor Area = 2058 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Pine Logs | Basement | 1,372 | | |
| | | | Total: | 230,134 | 144,985 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Extra Toilet | | | 1 | 1,250 | 787 |
| Extra Sink | | | 1 | 762 | 480 |
| Separate Shower | | | 1 | 1,163 | 733 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,805 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,594 |
| Deck | | | | | |
| Treated Wood | | | 64 | 1,938 | 1,221 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 936 | 30,982 | 19,519 |
| Door Opener | | | 1 | 475 | 299 |
| Fireplaces | | | | | |
| Interior 2 Story | | | 1 | 5,750 | 3,622 |
| Wood Stove | | | 1 | 2,103 | 1,325 |
| | | | Totals: | 281,540 | 177,370 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 174,355

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

Parcel Number: 010-208-060-00 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

Owner's Name/Address

ARNTSEN GENE R TRUST
2152 ORCHARD ST
MARQUETTE MI 49855

Tax Description

P5-8-53 SEC 8 T54N R33W
MINERAL RIGHTS ONLY IN GOV'T LOT 4

Comments/Influences

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Class: INDUSTRIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

- 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

Land Value Estimates for Land Table .

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 0.00 | Total Acres | | Total Est. Land Value = | | | 0 |

| 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 |

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

Parcel Number: 010-208-061-00 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 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:572 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

DNR STATE OF MICHIGAN
PO BOX 30448
LANSING MI 48909-7948

Taxpayer's Name/Address

DNR STATE OF MICHIGAN
PO BOX 30448
LANSING MI 48909-7948

Tax Description

P5-8-54 SEC 8 T54N R33W
A STRIP OF SOO LINE RR ROW 5280' M/L BY 100' M/L GOING IN A N-S DIRECTION IN THE E 1/2 OF SEC. 8. 12.12 A M/L

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

| | |
|---|---|
| | 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 12.120 | Acres | 15,426 | 100 | | 186,960 |
| | | | 12.12 | Total Acres | | Total Est. Land Value = | | 186,960 |

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

Parcel Number: 010-208-302-01 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. |
|---|---|---|---|---|---|---|---|---|
| PILGRIM RIVER DEVELOPMENT | 5457 BLESSED PROPERTIES LI | 93,000 | 05/26/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 63,376

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Owner's Name/Address

5457 BLESSED PROPERTIES LLC
1015 HIGH POINT WAY
ROANOKE TX 76262

Improved | X | Vacant

Public Improvements

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

Tax Description

SEC 8 T54N R33W
UNITS 01, 02, 03, 04 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

MAY BE SPLIT INTO INDIVIDUAL TAX BILLS @ OWNER'S REQUEST

Comments/Influences

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 150.60 | 321.00 | 0.7925 | 1.0000 | 125 | 100 | | 14,919 |
| IS ROY & PLGRM | 334.72 | 300.01 | 0.7925 | 1.0000 | 125 | 100 | | 33,158 |
| IS ROY & PLGRM | 154.44 | 300.00 | 0.7925 | 1.0000 | 125 | 100 | | 15,299 |
| 639 Actual Front Feet, 4.48 Total Acres | | | | | | | Total Est. Land Value = | 63,376 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 31,688 | 0 | 31,688 | | | 31,688S |
| 2023 | 8,926 | 0 | 8,926 | | | 3,310C |
| 2022 | 8,368 | 0 | 8,368 | | | 3,153C |
| 2021 | 11,566 | 0 | 11,566 | | | 3,053C |

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

Parcel Number: 010-208-302-05 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. |
|---|---|---|---|---|---|---|---|---|
| PILGRIM RIVER DEVELOPMENT | MCCADLESS APRIL & SYKES JC | 0 | 06/28/2022 | WD | 03-ARM'S LENGTH | 2022/03482 | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

GREENWAY DR

Owner's Name/Address

MCCADLESS APRIL & SYKES JOSEPH
14003 WANTY RD
MILAN MI 48160

Tax Description

SEC 8 T54N R33W
UNIT 05 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 19,860

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 150.00 | 300.01 | 1.0592 | 1.0000 | 125 | 100 | | 19,860 |
| 150 Actual Front Feet, 1.03 Total Acres | | | | | | | Total Est. Land Value = | 19,860 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,930 | 0 | 9,930 | | | 9,342C |
| 2023 | 8,898 | 0 | 8,898 | | | 8,898S |
| 2022 | 8,342 | 0 | 8,342 | | | 2,344C |
| 2021 | 11,137 | 0 | 11,137 | | | 2,270C |

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

Parcel Number: 010-208-302-06 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 |
|---|---|---|---|---|---|---|
| GREENWAY DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| MCCADLESS APRIL & SYKES JOSEPH<br>14003 WANTY RD<br>MILAN MI 48160 | MAP #: | | | | | |
| | 2024 Est TCV 22,303 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 173.40 | 257.00 | 1.0290 | 1.0000 | 125 | 100 | | 22,303 |
| 173 Actual Front Feet, 1.02 Total Acres | | | | | | | Total Est. Land Value = | 22,303 |

Public Improvements

- 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

Tax Description

SEC 8 T54N R33W
UNIT 6 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,152 | 0 | 11,152 | | | 10,491C |
| 2023 | 9,992 | 0 | 9,992 | | | 9,992S |
| 2022 | 9,367 | 0 | 9,367 | | | 2,509C |
| 2021 | 11,916 | 0 | 11,916 | | | 2,429C |

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

Parcel Number: 010-208-302-07 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. |
|---|---|---|---|---|---|---|---|---|
| PILGRIM RIVER DEVELOPMENT | MCCANDLESS APRIL & SYKES J | 28,500 | 07/07/2022 | WD | 03-ARM'S LENGTH | 2022/03615 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

GREENWAY DR

Owner's Name/Address

MCCANDLESS APRIL & SYKES JOSEPH
14003 WANTY RD
MILAN MI 48160

Tax Description

SEC 8 T54N R33W
UNIT 7 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 38,858

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 227.00 | 215.00 | 0.9750 | 1.0000 | 125 | 100 | | 27,665 |
| ACREAGE | | | 0.861 Acres | | 13,000 | 100 | | 11,193 |
| 175 Actual Front Feet, 2.11 Total Acres | | | | | | | Total Est. Land Value = | 38,858 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,429 | 0 | 19,429 | | | 17,360C |
| 2023 | 16,534 | 0 | 16,534 | | | 16,534S |
| 2022 | 15,759 | 0 | 15,759 | | | 4,091C |
| 2021 | 19,434 | 0 | 19,434 | | | 3,961C |

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

Parcel Number: 010-208-302-08 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. |
|---|---|---|---|---|---|---|---|---|
| PILGRIM RIVER DEVELOPMENT | PALOSAARI CLAY & EMILY | 21,000 | 09/02/2020 | WD | 03-ARM'S LENGTH | 2020/04885 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22210 GREENWAY DR

Owner's Name/Address

PALOSAARI CLAY & EMILY
22045 MARINETTE ST
CHASSELL MI 49916

Tax Description

SEC 8 T54N R33W
UNIT 8 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 266,210 TCV/TFA: 89.03

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 09/25/2024 | 2023-031-341 | FOUNDATION |
| HOUSE | 09/28/2021 | 2020-031-239 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 227.00 | 215.00 | 0.9750 | 1.0000 | 125 | 100 | | 27,665 |
| ACREAGE | | | 0.851 Acres | | 13,000 | 100 | | 11,063 |
| 175 Actual Front Feet, 2.10 Total Acres | | | | | | | Total Est. Land Value = | 38,728 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,364 | 113,741 | 133,105 | | | 128,308C |
| 2023 | 16,485 | 20,702 | 37,187 | | | 35,539C |
| 2022 | 15,711 | 18,136 | 33,847 | | | 33,847S |
| 2021 | 19,374 | 18,170 | 37,544 | | | 37,544S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2021 | 0 |

Condition: Good
Part. Construct.: 50%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2990 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 2,990
Total Base New : 472,276 E.C.F.
Total Depr Cost: 462,832 X 0.983
Estimated T.C.V: 454,964

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 274 | CPP |
| 128 | CCP (2 Story) |

**(17) Garage**

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: 1395
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2021
(11) Heating System: Radiant (in-floor), Air Conditioning
Ground Area = 2990 SF Floor Area = 2990 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 | Slab | 2,990 | | |
| | | | Total: | 380,342 | 372,736 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 8,911 |
| 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 | | | | | |
| CPP | | | 274 | 4,403 | 4,315 |
| CCP (2 Story) | | | 128 | 4,211 | 4,127 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,575 |
| Door Opener | | | 3 | 1,605 | 1,573 |
| Base Cost | | | 1395 | 59,036 | 57,855 |
| | | | Totals: | 472,276 | 462,832 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 454,964
50% Completed => Est. True Cash Value 2024 =

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

Parcel Number: 010-208-302-09 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 |
|---|---|---|---|---|---|---|
| GREENWAY DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 10/18/2023 | 2023-031-386 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| FURMAN MICHAEL & KATHRYN<br>10443 INDIAN TRAIL DR<br>MANISTEE MI 49660 | 2024 Est TCV 66,411 TCV/TFA: 32.83 | | | | | |

X Improved | Vacant

Public Improvements

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

Tax Description

SEC 8 T54N R33W
UNIT 9 & 10 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM
COMBINED FOR THE 2024 ROLL

Comments/Influences

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 173.40 | 274.00 | 0.9084 | 1.0000 | 125 | 100 | | 19,689 |
| IS ROY & PLGRM | 150.00 | 297.51 | 0.9084 | 1.0000 | 125 | 100 | | 17,032 |
| 323 Actual Front Feet, 2.12 Total Acres | | | | | | | Total Est. Land Value = | 36,720 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,360 | 14,846 | 33,206 | | | 33,206S |
| 2023 | 9,992 | 0 | 9,992 | | | 2,719C |
| 2022 | 9,367 | 0 | 9,367 | | | 2,590C |
| 2021 | 12,304 | 0 | 12,304 | | | 2,508C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2023 | 0 |

Condition: Average
Part. Construct.: 10%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2023 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 1
Floor Area: 2,023
Total Base New : 305,097 E.C.F.
Total Depr Cost: 302,046 X 0.983
Estimated T.C.V: 296,911

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 2023
(11) Heating System: Radiant (in-floor)
Ground Area = 2023 SF Floor Area = 2023 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 2,023 | | |
| | | | Total: | 305,097 | 302,046 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 305,097 | 302,046 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 296,911
10% Completed => Est. True Cash Value 2024 =

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

Parcel Number: 010-208-302-12 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. |
|---|---|---|---|---|---|---|---|---|
| PILGRIM RIVER DEVELOPMENT | 5457 BLESSED PROPERTIES LI | 405,000 | 06/26/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22086 GREENWAY DR

Owner's Name/Address

5457 BLESSED PROPERTIES LLC
1015 HIGHPOINT WAY
ROANOKE TX 76262

Tax Description

SEC 8 T54N R33W
UNITS 11 & 12 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM
MAY BE SPLIT INTO INDIVIDUAL TAX BILLS @ OWNER'S REQUEST

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 281,549 TCV/TFA: 195.52

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 09/01/2022 | 2022-010-028 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 190.32 | 297.19 | 0.8991 | 1.0000 | 125 | 100 | | 21,391 |
| IS ROY & PLGRM | 150.00 | 297.19 | 0.8991 | 1.0000 | 125 | 100 | | 16,859 |
| 357 Actual Front Feet, 2.27 Total Acres | | | | | | | Total Est. Land Value = | 38,250 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,125 | 121,650 | 140,775 | | | 140,775S |
| 2023 | 10,764 | 6,888 | 17,652 | | | 9,764C |
| 2022 | 10,092 | 0 | 10,092 | | | 2,960C |
| 2021 | 14,064 | 0 | 14,064 | | | 2,866C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2023 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1440 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 1
Floor Area: 1,440
Total Base New : 250,008 E.C.F.
Total Depr Cost: 247,507 X 0.983
Estimated T.C.V: 243,299

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 92 | CCP (1 Story) |
| 160 | CCP (1 Story) |

**(17) Garage**

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: 2
Mech. Doors: 0
Area: 810
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2023
(11) Heating System: Radiant (in-floor)
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1+ Story | Siding | Slab | 1,440 | | |
| | | | Total: | 188,986 | 187,096 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,502 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,713 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,409 |
| Porches | | | | | |
| CCP (1 Story) | | | 92 | 2,554 | 2,528 |
| CCP (1 Story) | | | 160 | 4,227 | 4,185 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 810 | 37,292 | 36,919 |
| Common Wall: 1.5 Wall | | | 1 | -3,943 | -3,904 |
| Door Opener | | | 2 | 1,070 | 1,059 |
| | | | Totals: | 250,008 | 247,507 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 243,299

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

Parcel Number: 010-208-302-14 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22022 GREENWAY DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 09/01/2022 | 2022-010-017 | FOUNDATION |
| | P.R.E. 100% 12/08/2020 | | GARAGE | 07/06/2020 | 2020-010-305 | FOUNDATION |
| Owner's Name/Address | MAP #: | | | | | |
| HOLZWARTH STEVEN & LYNETTE<br>22022 GREENWAY DR<br>CHASSELL MI 49916 | 2024 Est TCV 457,979 TCV/TFA: 221.03 | | | | | |

X Improved | Vacant

Public Improvements

- 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

Tax Description

SEC 8 T54N R33W
UNITS 13, 14 & 16 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM
13 COMBINED FOR 2022 ROLL
16 COMBINED FOR 2024 ROLL

Comments/Influences

Split/Comb. on 03/29/2011 completed 03/29/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-037-00;
Child Parcel(s): 010-208-037-01;
---

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 150.00 | 296.81 | 0.8199 | 1.0000 | 125 | 100 | | 15,373 |
| IS ROY & PLGRM | 161.32 | 296.81 | 0.8199 | 1.0000 | 125 | 100 | | 16,533 |
| IS ROY & PLGRM | 228.51 | 306.83 | 0.8199 | 1.0000 | 125 | 100 | | 23,419 |
| 523 Actual Front Feet, 3.79 Total Acres | | | | | | | Total Est. Land Value = | 55,325 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 1317 | 97 | 11,178 |
| D/W/P: 4in Ren. Conc. | 8.00 | 104 | 97 | 807 |
| D/W/P: 5in Ren. Conc. | 8.75 | 640 | 97 | 5,432 |
| D/W/P: 5in Ren. Conc. | 8.75 | 192 | 97 | 1,630 |
| Total Estimated Land Improvements True Cash Value = | | | | 19,047 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 27,663 | 201,327 | 228,990 | | | 175,493C |
| 2023 | 15,958 | 183,626 | 199,584 | 0M | | 0 |
| 2022 | 14,960 | 146,964 | 161,924 | 0M | | 0 |
| 2021 | 11,078 | 146,709 | 157,787 | 0M | | 0 |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2019 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2072 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 3
Floor Area: 2,072
Total Base New : 402,313 E.C.F.
Total Depr Cost: 390,241 X 0.983
Estimated T.C.V: 383,607

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | CCP (1 Story) |
| 32 | 4in Concrete |

**(17) Garage**

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: 2
Mech. Doors: 0
Area: 742
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2019
(11) Heating System: Radiant (in-floor), Air Conditioning
Ground Area = 2072 SF Floor Area = 2072 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 | Slab | 2,072 | | |
| | | | Total: | 276,564 | 268,266 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,618 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,199 |
| Porches | | | | | |
| CCP (1 Story) | | | 120 | 3,253 | 3,155 |
| 4in Concrete | | | 32 | 256 | 248 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 742 | 35,089 | 34,036 |
| Common Wall: 1/2 Wall | | | 1 | -1,314 | -1,275 |
| Door Opener | | | 2 | 1,070 | 1,038 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 1 | 535 | 519 |
| Base Cost | | | 1152 | 36,265 | 35,177 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 1,038 |
| Base Cost | | | 1088 | 34,250 | 33,222 |
| | | | Totals: | 402,313 | 390,241 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 383,607

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

Parcel Number: 010-208-302-15 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. |
|---|---|---|---|---|---|---|---|---|
| DP CONSTRUCTION INC | FLETCHER KELLY R & MATTHEW | 386,250 | 12/29/2021 | WD | 03-ARM'S LENGTH | 2022/00118 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46372 FAIRWAY VIEW DR

Owner's Name/Address

FLETCHER KELLY R & MATTHEW M
46372 FAIRWAY VIEW DR
CHASSELL MI 49916

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/10/2022

MAP #:

2024 Est TCV 343,657 TCV/TFA: 222.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 10/21/2020 | 2020-010-885 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Tax Description

SEC 8 T54N R33W
UNIT 15 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

Comments/Influences

Split/Comb. on 03/29/2011 completed 03/29/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-037-00;
Child Parcel(s): 010-208-037-01;
---

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 168.50 | 306.84 | 1.0349 | 1.0000 | 125 | 100 | | 21,797 |

169 Actual Front Feet, 1.19 Total Acres Total Est. Land Value = 21,797

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 3160 | 97 | 26,820 |
| D/W/P: 4in Ren. Conc. | 8.00 | 136 | 97 | 1,055 |
| D/W/P: 4in Ren. Conc. | 8.00 | 108 | 97 | 838 |
| D/W/P: Patio Blocks | 15.28 | 120 | 97 | 1,779 |
| Total Estimated Land Improvements True Cash Value = | | | | 30,492 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,899 | 160,930 | 171,829 | | | 152,547C |
| 2023 | 9,765 | 147,095 | 156,860 | | | 145,283C |
| 2022 | 9,155 | 129,210 | 138,365 | | | 138,365S |
| 2021 | 12,653 | 11,258 | 23,911 | | | 12,212C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2021 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1548 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**

| | | |
|---|---|---|
| 600 | Recreation | SF |
| 600 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 1,548
Total Base New : 302,456 E.C.F.
Total Depr Cost: 296,407 X 0.983
Estimated T.C.V: 291,368

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | CCP (1 Story) |
| 180 | Treated Wood |

**(17) Garage**

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2021
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1548 SF Floor Area = 1548 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,548 | | |
| | | | Total: | 216,684 | 212,351 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 600 | 11,352 | 11,125 |
| Basement Living Area | | | 600 | 21,054 | 20,633 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,793 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,456 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,666 |
| Water Well, 150 Feet | | | 1 | 8,411 | 8,243 |
| Porches | | | | | |
| CCP (1 Story) | | | 160 | 4,227 | 4,142 |
| Deck | | | | | |
| Treated Wood | | | 180 | 3,778 | 3,702 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 576 | 29,220 | 28,636 |
| Common Wall: 1.5 Wall | | | 1 | -3,943 | -3,864 |
| Door Opener | | | 1 | 535 | 524 |
| | | | Totals: | 302,456 | 296,407 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 291,368

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

Parcel Number: 010-208-302-17 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. |
|---|---|---|---|---|---|---|---|---|
| PILGRIM RIVER DEVELOPMENT | MOSS SCOTT & KELLI; S & K | 475,000 | 06/30/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46569 GOLF DR

Owner's Name/Address

MOSS SCOTT & KELLI; S & K TRUST
9675 EAST BAJADA RD
SCOTTSDALE AZ 85262

Tax Description

SEC 8 T54N R33W
UNIT 17 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 373,044 TCV/TFA: 189.17

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 09/01/2022 | 2022-010-019 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 167.37 | 307.23 | 1.0363 | 1.0000 | 125 | 100 | | 21,680 |
| 150 Actual Front Feet, 1.24 Total Acres | | | | | | | Total Est. Land Value = | 21,680 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2825 | 98 | 8,416 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,416 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,840 | 175,682 | 186,522 | | | 186,522S |
| 2023 | 9,713 | 12,292 | 22,005 | | | 15,071C |
| 2022 | 9,106 | 0 | 9,106 | | | 2,647C |
| 2021 | 12,575 | 0 | 12,575 | | | 2,563C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2022 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1972 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 1
Floor Area: 1,972
Total Base New : 352,403 E.C.F.
Total Depr Cost: 348,879 X 0.983
Estimated T.C.V: 342,948

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 272 | CCP (1 Story) |
| 408 | CCP (1 Story) |

**(17) Garage**

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2022
(11) Heating System: Radiant (in-floor)
Ground Area = 1972 SF Floor Area = 1972 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1+ Story | Siding | Basement | 1,972 | | |
| | | | Total: | 285,972 | 283,112 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,502 |
| 2 Fixture Bath | | | 1 | 3,042 | 3,012 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,713 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,409 |
| Porches | | | | | |
| CCP (1 Story) | | | 272 | 6,664 | 6,597 |
| CCP (1 Story) | | | 408 | 9,776 | 9,678 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 576 | 29,220 | 28,928 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,602 |
| Door Opener | | | 1 | 535 | 530 |
| | | | Totals: | 352,403 | 348,879 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 342,948

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

Parcel Number: 010-208-302-18 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 |
|---|---|---|---|---|---|---|
| GOLF DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | MAP #: | | | | | |
| | 2024 Est TCV 19,860 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 150.00 | 307.39 | 1.0592 | 1.0000 | 125 | 100 | | 19,860 |
| 150 Actual Front Feet, 1.06 Total Acres | | | | | | | Total Est. Land Value = | 19,860 |

Public Improvements

- 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

Tax Description

SEC 8 T54N R33W
UNIT 18 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,930 | 0 | 9,930 | | | 2,615C |
| 2023 | 8,898 | 0 | 8,898 | | | 2,491C |
| 2022 | 8,342 | 0 | 8,342 | | | 2,373C |
| 2021 | 11,274 | 0 | 11,274 | | | 2,298C |

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

Parcel Number: 010-208-302-19 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 |
|---|---|---|---|---|---|---|
| GOLF DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | MAP #: | | | | | |
| | 2024 Est TCV 19,860 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 150.00 | 307.55 | 1.0592 | 1.0000 | 125 | 100 | | 19,860 |
| 150 Actual Front Feet, 1.06 Total Acres | | | | | | | Total Est. Land Value = | 19,860 |

Tax Description

SEC 8 T54N R33W
UNIT 19 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

Comments/Influences

Public Improvements

- 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

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,930 | 0 | 9,930 | | | 2,615C |
| 2023 | 8,898 | 0 | 8,898 | | | 2,491C |
| 2022 | 8,342 | 0 | 8,342 | | | 2,373C |
| 2021 | 11,276 | 0 | 11,276 | | | 2,298C |

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

Parcel Number: 010-208-302-20 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. |
|---|---|---|---|---|---|---|---|---|
| PILGRIM RIVER DEVELOPMENT | SCHEXNAYDRE EVON | 35,000 | 09/18/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

GOLF DR

Owner's Name/Address

SCHEXNAYDRE EVON
75 NAVY ST APT 106
HANCOCK MI 49930

Tax Description

SEC 8 T54N R33W
UNIT 20 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 208,368 TCV/TFA: 42.15

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 10/02/2024 | 2023-031-361 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 256.28 | 250.00 | 0.9516 | 1.0000 | 125 | 100 | | 30,485 |
| 170 Actual Front Feet, 1.72 Total Acres | | | | | | | Total Est. Land Value = | 30,485 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,243 | 88,941 | 104,184 | | | 104,184S |
| 2023 | 13,658 | 0 | 13,658 | | | 3,838C |
| 2022 | 12,804 | 0 | 12,804 | | | 3,656C |
| 2021 | 17,370 | 0 | 17,370 | | | 3,540C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2023 | 0 |

Condition: Average
Part. Construct.: 25%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 4944 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 1
Floor Area: 4,944
Total Base New : 731,150 E.C.F.
Total Depr Cost: 723,838 X 0.983
Estimated T.C.V: 711,533

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1040
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 2023
(11) Heating System: Radiant (in-floor)
Ground Area = 4944 SF Floor Area = 4944 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 4,944 | | |
| | | | Total: | 669,723 | 663,025 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 13,373 | 13,239 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,337 | 1,324 |
| Base Cost | | | 1040 | 46,717 | 46,250 |
| | | | Totals: | 731,150 | 723,838 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 711,533
25% Completed => Est. True Cash Value 2024 =

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

Parcel Number: 010-208-302-21 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. |
|---|---|---|---|---|---|---|---|---|
| PILGRIM RIVER DEVELOPMENT | JUNTUNEN BRENN & KRISSA | 30,000 | 11/20/2022 | WD | 03-ARM'S LENGTH | 2022/05969 | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46675 GOLF DR

Owner's Name/Address

JUNTUNEN BRENN & KRISSA
1031 ASH ST
HANCOCK MI 49930

Tax Description

SEC 8 T54N R33W
UNIT 21 PILGRIM RIVER HILLS SOUTH SITE CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 155,594 TCV/TFA: 55.57

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 12/27/2022 | 2022-010-027 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 256.28 | 215.00 | 0.9516 | 1.0000 | 125 | 100 | | 30,485 |
| 170 Actual Front Feet, 1.48 Total Acres | | | | | | | Total Est. Land Value = | 30,485 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,243 | 62,554 | 77,797 | | | 76,894C |
| 2023 | 13,658 | 0 | 13,658 | | | 13,658S |
| 2022 | 12,804 | 0 | 12,804 | | | 3,391C |
| 2021 | 16,108 | 0 | 16,108 | | | 3,283C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2023 | 0 |

Condition: Good
Part. Construct.: 40%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2800 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 1
Floor Area: 2,800
Total Base New : 321,395 E.C.F.
Total Depr Cost: 318,182 X 0.983
Estimated T.C.V: 312,773

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2023
(11) Heating System: Radiant (in-floor)
Ground Area = 2800 SF Floor Area = 2800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 2,800 | | |
| | | | Total: | 321,395 | 318,182 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 321,395 | 318,182 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 312,773
40% Completed => Est. True Cash Value 2024 =

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

Parcel Number: 010-208-302-22 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. |
|---|---|---|---|---|---|---|---|---|
| PILGRIM RIVER DEVELOPMENT | FLACHS BRADY D & MICHELLE | 77,000 | 08/24/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46670 GOLF DR

**Owner's Name/Address**

FLACHS BRADY D & MICHELLE R
PO BOX 784
HOUGHTON MI 49931

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 45,995 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 10/03/2023 | 2023-010-196 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

- 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

**Tax Description**

A PARCEL IN THE NW 1/4 OF THE SW1/4 OF SEC 8 T54N R33W,
D/F;
FROM THE W 1/4 CORNER OF SEC 8, N 89 DEG 40' 04" E ALG THE E&W 1/4 LINE OF SAID SEC 33'; TH
TH N 89 DEG 40' 04" E ALONG THE 1/4 LINE 210.38'; TH N89*40'04"E 267.04'; TH N89*40'04"E 191.42';
TH N89*40'04"E 151.00'; TH N89*40'04"E 162.00 TO POB;
TH N89*40'04"E 316.47';
TH S00*08'58"W 284.59';
TH S89*40'04"W 215.25';
TH FOLLOWING 1 COURSES ALONG THE ROAD;
TH N00*31'50"W 218.7 TO POB;
SPLIT FOR 2021 ROLL FROM 010-208-037-00

**Comments/Influences**

Split/Comb. on 03/29/2011 completed 03/29/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-037-00;
Child Parcel(s): 010-208-037-01;
---

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Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 118.14 | 265.86 | 1.0000 | 1.3313 | 115 | 100 | | 18,087 |
| ACREAGE | | | 1.209 Acres | | 12,481 | 100 | | 15,090 |
| 118 Actual Front Feet, 1.93 Total Acres | | | | | | | Total Est. Land Value = | 33,177 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,589 | 6,409 | 22,998 | | | 22,998S |
| 2023 | 13,677 | 0 | 13,677 | | | 3,029C |
| 2022 | 13,284 | 0 | 13,284 | | | 2,885C |
| 2021 | 13,705 | 0 | 13,705 | | | 2,793C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2023 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 1
Floor Area: 0
Total Base New : 13,172 E.C.F.
Total Depr Cost: 13,040 X 0.983
Estimated T.C.V: 12,818

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 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 | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,713 |
| Water Well, 150 Feet | | | 1 | 8,411 | 8,327 |
| | | | Totals: | 13,172 | 13,040 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 12,818

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

Parcel Number: 010-208-302-23 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 |
|---|---|---|---|---|---|---|
| GOLF DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | 2024 Est TCV 21,122 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 162.00 | 254.35 | 1.0430 | 1.0000 | 125 | 100 | | 21,122 |
| 162 Actual Front Feet, 0.95 Total Acres | | | | | | | Total Est. Land Value = | 21,122 |

Public Improvements

- 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

Tax Description

A PARCEL IN THE NW 1/4 OF THE SW1/4 OF SEC 8 T54N R33W,
D/F;
FROM THE W 1/4 CORNER OF SEC 8, N 89 DEG 40' 04" E ALG THE E&W 1/4 LINE OF SAID SEC 33'; TH
TH N 89 DEG 40' 04" E ALONG THE 1/4 LINE 210.38'; TH N89*40'04"E 267.04'; TH N89*40'04"E 191.42';
TH N89*40'04"E 151.00' TO POB;
TH N89*40'04"E 162.00;
TH S00*31'50"W 218.70';
TH FOLLOWING 2 COURSES ALONG THE ROAD;
TH S89*40'04"W 70.45';
TH N00*31'50"W 290.00' TO POB;
SPLIT FOR 2021 ROLL FROM 010-208-037-00

Comments/Influences

Split/Comb. on 03/29/2011 completed 03/29/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-037-00;
Child Parcel(s): 010-208-037-01;
---

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,561 | 0 | 10,561 | | | 2,570C |
| 2023 | 9,463 | 0 | 9,463 | | | 2,448C |
| 2022 | 8,871 | 0 | 8,871 | | | 2,332C |
| 2021 | 11,075 | 0 | 11,075 | | | 2,258C |

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

Parcel Number: 010-208-302-24 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 |
|---|---|---|---|---|---|---|
| GOLF DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | 2024 Est TCV 19,966 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 151.00 | 290.00 | 1.0578 | 1.0000 | 125 | 100 | | 19,966 |
| 151 Actual Front Feet, 1.00 Total Acres | | | | | | | Total Est. Land Value = | 19,966 |

Public Improvements

- 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

Tax Description

A PARCEL IN THE NW 1/4 OF THE SW1/4 OF SEC 8 T54N R33W,
D/F;
FROM THE W 1/4 CORNER OF SEC 8, N 89 DEG 40' 04" E ALG THE E&W 1/4 LINE OF SAID SEC 33'; TH
TH N 89 DEG 40' 04" E ALONG THE 1/4 LINE 210.38'; TH N89*40'04"E 267.04'; TH N89*40'04"E 191.42' TO POB;
TH N89*40'04"E 151.00';
TH S00*31'50"W 290.0;
TH S89*40'04"W 151.00';
TH N00*31'50"W 290.00' TO POB;
SPLIT FOR 2021 ROLL FROM 010-208-037-00

Comments/Influences

Split/Comb. on 03/29/2011 completed 03/29/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-037-00;
Child Parcel(s): 010-208-037-01;
---

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,983 | 0 | 9,983 | | | 2,558C |
| 2023 | 8,945 | 0 | 8,945 | | | 2,437C |
| 2022 | 8,386 | 0 | 8,386 | | | 2,321C |
| 2021 | 11,023 | 0 | 11,023 | | | 2,247C |

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

Parcel Number: 010-208-302-25 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 |
|---|---|---|---|---|---|---|
| GOLF DR | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PILGRIM RIVER DEVELOPMENT LLC<br>41353 US 41<br>CHASSELL MI 49916 | 2024 Est TCV 27,549 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 225.81 | 290.00 | 0.9760 | 1.0000 | 125 | 100 | | 27,549 |
| 243 Actual Front Feet, 1.45 Total Acres | | | | | | | Total Est. Land Value = | 27,549 |

Public Improvements

- 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

Tax Description

A PARCEL IN THE NW 1/4 OF THE SW1/4 OF SEC 8 T54N R33W,
D/F;
FROM THE W 1/4 CORNER OF SEC 8, N 89 DEG 40' 04" E ALG THE E&W 1/4 LINE OF SAID SEC 33'; TH
TH N 89 DEG 40' 04" E ALONG THE 1/4 LINE 210.38';
TH N89*40'04"E 267.04' TO POB;
TH N09*33'38"E 243.00';
TH N00*31'50"W 290.00';
TH N89*40'04"E 191.42' TO POB
SPLIT FOR 2021 ROLL FROM 010-208-037-00

Comments/Influences

Split/Comb. on 03/29/2011 completed 03/29/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-037-00;
Child Parcel(s): 010-208-037-01;
---

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,775 | 0 | 13,775 | | | 3,825C |
| 2023 | 12,342 | 0 | 12,342 | | | 3,643C |
| 2022 | 11,571 | 0 | 11,571 | | | 3,470C |
| 2021 | 16,484 | 0 | 16,484 | | | 3,360C |

Who When What

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

Parcel Number: 010-208-302-26 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. |
|---|---|---|---|---|---|---|---|---|
| PILGRIM RIVER DEVELOPMENT | MILLANE MAK & LYNN | 60,000 | 08/13/2021 | WD | 03-ARM'S LENGTH | 2021/05221 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46542 GOLF DR

Owner's Name/Address

MILLANE MAK & LYNN
46452 GOLF DR
CHASSELL MI 49916

Tax Description

A PARCEL IN THE NW 1/4 OF THE SW1/4 OF SEC 8 T54N R33W,
D/F;
FROM THE W 1/4 CORNER OF SEC 8, N 89 DEG 40' 04" E ALG THE E&W 1/4 LINE OF SAID SEC 33'; TH
TH N 89 DEG 40' 04" E ALONG THE 1/4 LINE 210.38' TO POB;
TH N89*40'04"E 267.04';
TH S09*33'38"W294.38';
TH S89*40'4"W 216.47';
TH N00*19'56"E 290.00' TO POB
PARCEL B

Comments/Influences

Split/Comb. on 03/29/2011 completed 03/29/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-037-00;
Child Parcel(s): 010-208-037-01;
---

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/24/2022

MAP #:

2024 Est TCV 430,826 TCV/TFA: 152.67

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/16/2021 | 2021-010-226 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 233.33 | 290.00 | 0.9696 | 1.0000 | 125 | 100 | | 28,281 |
| 216 Actual Front Feet, 1.61 Total Acres | | | | | | | Total Est. Land Value = | 28,281 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 800 | 97 | 6,790 |
| D/W/P: 4in Ren. Conc. | 8.00 | 55 | 97 | 427 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,217 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,141 | 201,272 | 215,413 | | | 195,899C |
| 2023 | 12,670 | 183,315 | 195,985 | | | 186,571C |
| 2022 | 11,878 | 100,836 | 112,714 | | | 112,714S |
| 2021 | 17,033 | 0 | 17,033 | | | 3,471C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2021 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2822 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 2,822
Total Base New : 410,371 E.C.F.
Total Depr Cost: 402,165 X 0.983
Estimated T.C.V: 395,328

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 60 | CCP (1 Story) |
| 260 | CCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2021
(11) Heating System: Radiant (in-floor)
Ground Area = 2822 SF Floor Area = 2822 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 | Slab | 2,822 | | |
| | | | Total: | 338,127 | 331,366 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,456 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,666 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,304 |
| Porches | | | | | |
| CCP (1 Story) | | | 60 | 1,739 | 1,704 |
| CCP (1 Story) | | | 260 | 6,425 | 6,296 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 960 | 42,653 | 41,800 |
| Door Opener | | | 3 | 1,605 | 1,573 |
| | | | Totals: | 410,371 | 402,165 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 395,328

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

Parcel Number: 010-208-302-27 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. |
|---|---|---|---|---|---|---|---|---|
| WITTING CONTRACTING | HONG SOONKWAN & KIM YUN JO | 385,000 | 01/24/2017 | WD | 03-ARM'S LENGTH | 2017/00474 | PROPERTY TRANSFER | 100.0 |
| OLD US 41, INC | WITTING CONTRACTING | 60,000 | 12/03/2010 | WD | 32-SPLIT VACANT | 2010/06242 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46466 FAIRWAY VIEW DRIVE

**Owner's Name/Address**

HONG SOONKWAN & KIM YUN JOO
46466 FAIRWAY VIEW DR
CHASSELL MI 49916

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 704,057 TCV/TFA: 196.88

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 10/12/2010 | 10-274 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

- 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

**Tax Description**

A PARCEL IN THE NW 1/4 OF THE SW1/4 OF SEC 8 T54N R33W,
DESCRIBED AS FOLLOWS: FROM THE W 1/4 CORNER OF SEC 8, N 89 DEG 40' 04" E ALONG THE E&W 1/4 LINE OF SAID SEC 33' TO THE POB;
TH N 89 DEG 40' 04" E ALONG THE 1/4 LINE 210.38';
TH S 00 DEG 19' 56" E 290';
TH S 89 DEG 40' 04" W PARALLEL TO SAID 1/4 LINE 211.74';
TH N 00 DEG 03' 44" W 289.85' TO THE POB.
(AKA PARCEL A) 1.40 A. M/L
SPLIT ON 03/29/2011 FROM 010-208-037-00;

**Comments/Influences**

Split/Comb. on 03/29/2011 completed 03/29/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-208-037-00;
Child Parcel(s): 010-208-037-01;
---

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Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| IS ROY & PLGRM | 211.29 | 290.00 | 0.9891 | 1.0000 | 125 | 100 | | 26,122 |
| 212 Actual Front Feet, 1.41 Total Acres | | | | | | | Total Est. Land Value = | 26,122 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 20.52 | 160 | 93 | 3,053 |
| D/W/P: Asphalt Paving | 3.85 | 1200 | 93 | 4,297 |
| Wood Frame | 35.76 | 192 | 95 | 6,523 |
| Total Estimated Land Improvements True Cash Value = | | | | 13,873 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,061 | 338,968 | 352,029 | | | 238,763C |
| 2023 | 11,703 | 308,847 | 320,550 | | | 227,394C |
| 2022 | 10,972 | 267,934 | 278,906 | | | 213,610C |
| 2021 | 15,424 | 234,689 | 250,113 | | | 195,298C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2012 | 0 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Ex | | Ord | | Min | |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Cathedral | | |

**(7) Excavation**

Basement: 1880 S.F.
Crawl: 0 S.F.
Slab: 286 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | 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 |
| X | 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**

| | |
|---|---|
| 1 | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| 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 |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: B
Effec. Age: 5
Floor Area: 3,576
Total Base New : 711,100 E.C.F.
Total Depr Cost: 675,546 X 0.983
Estimated T.C.V: 664,062

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 246 | CCP (1 Story) |

**(17) Garage**

Year Built: 2010
Car Capacity: 2
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls B Blt 2012
(11) Heating System: Heat Pump
Ground Area = 2166 SF Floor Area = 3576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 1,880 | | |
| 1 Story | Siding | Slab | 286 | | |
| | | | Total: | 603,328 | 573,163 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Average Fixture(s) | | | 1 | 3,243 | 3,081 |
| 2 Fixture Bath | | | 2 | 13,640 | 12,958 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,984 | 5,685 |
| Water Well, 200 Feet | | | 1 | 12,091 | 11,486 |
| Porches | | | | | |
| CCP (1 Story) | | | 246 | 8,910 | 8,464 |
| Garages | | | | | |
| Class: B Exterior: Siding Foundation: 18 Inch (Finished) | | | | | |
| Base Cost | | | 676 | 46,306 | 43,991 |
| Door Opener | | | 2 | 1,498 | 1,423 |
| Built-Ins | | | | | |
| Appliance Allow. | | | 1 | 6,703 | 6,368 |
| Fireplaces | | | | | |
| Interior 2 Story | | | 1 | 9,397 | 8,927 |
| | | | Totals: | 711,100 | 675,546 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 664,062

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

Parcel Number: 010-208-402-00 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**

22691 BRITZ RD

**Owner's Name/Address**

BRITZ DONALD F & MARIA
22691 BRITZ RD
HOUGHTON MI 49931

**Tax Description**

P5-8-48F
SEC 8 T54N R33W
PART OF THE S 1/2 OF GOV'T LOT 3, SEC 8 T54N R33W D/F, COM AT THE S CRN OF SECT 8 TH S 89*57'30"E1125.55'; TH N 1330.79'; TH N89*59'31"W 281.64'; TH N89*55'02"W149' TO POB.
TH S89*52'55"W 349.21';
TH N00*02'00"W 619.88';
TH N89*58'00"E 570.75';
TH S06*12'00"W 190.48';
TH N89*58'00"E 90.66';
TH S00*02'00"E 19';
TH S06*12'00"W 80';
TH N89*58'00"E 369.00' TO THE SHORE OF PORTAGE LAKE;
TH S06*12'00"W ALG SHORE 233.38;
TH 89*58'00"W 15.00' TO THE ELY ROW OF SOO LINE RR;
TH N63*56'51"W 179.44' TO TH WLY ROW OF US 41, 50' FROM THE CL;
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 80% 01/22/2020

MAP #:

2024 Est TCV 419,532 TCV/TFA: 135.46

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/02/2009 | DATA ENTER |
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 233.38 | 15.00 | 1.0000 | 0.3162 | 554 | 100 | | 40,886 |
| RATE 1 | | | 7.050 | Acres | 5,132 | 100 | | 36,177 |
| RATE 1 | | | 0.820 | Acres | 5,132 | 0 | HWY & RR ROW | 0 |
| 233 Actual Front Feet, 7.95 Total Acres | | | | | | | Total Est. Land Value = | 77,063 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2000 | 84 | 5,107 |
| Wood Frame | 28.90 | 96 | 46 | 1,276 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,383 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 38,532 | 171,234 | 209,766 | | | 64,444C |
| 2023 | 33,504 | 161,695 | 195,199 | | | 61,376C |
| 2022 | 37,047 | 145,264 | 182,311 | | | 58,454C |
| 2021 | 36,146 | 136,543 | 172,689 | | | 56,587C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1971 HOME | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | 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 | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 672 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 7.4

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| 12 | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists: 2 X 8
Unsupported Len: 24
Cntr.Sup: 14 BEAM

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 2 | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 26
Floor Area: 2,145
Total Base New : 233,518 E.C.F.
Total Depr Cost: 175,675 X 1.117
Estimated T.C.V: 196,229

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 208 | CPP |
| 128 | Treated Wood |
| 100 | Treated Wood |

**(17) Garage**

Year Built: 1971
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 360
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1971
(11) Heating System: Forced Hot Water
Ground Area = 1425 SF Floor Area = 2145 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 2 Story | Siding | Blt-in Gar. | 672 | | | |
| 1+ Story | Siding | Basement | 672 | | | |
| 2 Story | Siding | Overhang | 48 | | | |
| 1 Story | Siding | Overhang | 33 | | | |
| | | | Total: | 182,531 | 135,073 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,365 | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,251 | |
| Separate Shower | | | 1 | 1,331 | 985 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,523 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,945 | |
| Porches | | | | | | |
| CPP | | | 208 | 3,636 | 3,127 | *8 |
| Deck | | | | | | |
| Treated Wood | | | 128 | 3,023 | 2,237 | |
| Treated Wood | | | 100 | 2,500 | 1,850 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | | | |
| Base Cost | | | 360 | 19,224 | 16,533 | *8 |
| Door Opener | | | 2 | 1,070 | 920 | |
| Fireplaces | | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,866 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1987 DUPL | 1990 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |
| X | Tile | | |

**(7) Excavation**

Basement: 952 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 22
Floor Area: 952
Total Base New : 160,522 E.C.F.
Total Depr Cost: 125,208 X 1.117
Estimated T.C.V: 139,857

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 100 | Treated Wood |
| 266 | Treated Wood |
| 48 | Treated Wood |
| 48 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 1987
(11) Heating System: Electric Baseboard
Ground Area = 952 SF Floor Area = 952 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 | 952 | | |
| | | | Total: | 142,357 | 111,038 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,714 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,051 |
| Deck | | | | | |
| Treated Wood | | | 100 | 2,500 | 1,950 |
| Treated Wood | | | 266 | 4,889 | 3,813 |
| Treated Wood | | | 48 | 1,693 | 1,321 |
| Treated Wood | | | 48 | 1,693 | 1,321 |
| | | | Totals: | 160,522 | 125,208 |

Notes: 22712

ECF (LAKE) 1.117 => TCV: 139,857

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

Parcel Number: 010-208-402-10 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**

22695 BRITZ RD TBD

**Owner's Name/Address**

LUND JONATHAN
22695 PINEWOOD RD
HOUGHTON MI 49931

**Tax Description**

P5-8-48F
SEC 8 T54N R33W
PART OF THE S 1/2 OF GOV'T LOT 3, SEC 8 T54N R33W D/F, COM AT THE S CRN OF SECT 8 TH S 89*57'30"E1125.55'; TH N 1330.79' & THE POB;
TH N89*59'31W 204.99';
TH N06*20'31"E ALG WLY ROW OF HWY 125.34'; TH N45*53'14"E 78.04';
TH S89*59'31"E 155.00'; TH S06*20'31"W 180.00' MOL TO POB
NEW FOR 2020 ROLL, SPLIT AND COMBINED WITH 010-208-054-00 INTO 010-208-402-00, 10-208-402-10 & 10-208-402-20

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 08/17/2020
MAP #:
2024 Est TCV 259,233 TCV/TFA: 185.70

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/02/2009 | DATA ENTER |
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 180.00 | 0.00 | 1.0000 | 1.0000 | 352 | 100 | | 63,360 |
| RATE 1 | | | 0.810 | Acres | 13,000 | 100 | | 10,530 |
| 180 Actual Front Feet, 0.81 Total Acres | | | | | | | Total Est. Land Value = | 73,890 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,945 | 92,672 | 129,617 | | | 126,463C |
| 2023 | 32,874 | 87,567 | 120,441 | | | 120,441S |
| 2022 | 41,154 | 78,661 | 119,815 | | | 119,605C |
| 2021 | 41,837 | 73,948 | 115,785 | | | 115,785S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1992 | 1995 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Carpeted
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1344 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 550 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 27
Floor Area: 1,396
Total Base New : 225,735 E.C.F.
Total Depr Cost: 164,787 X 1.117
Estimated T.C.V: 184,067

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1992
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1396 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 | 1,344 | | |
| 1 Story | Siding | Overhang | 52 | | |
| | | | Total: | 196,540 | 143,474 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 550 | 19,300 | 14,089 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,829 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,476 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,919 |
| | | | Totals: | 225,735 | 164,787 |

Notes:

ECF (LAKE) 1.117 => TCV: 184,067

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

Parcel Number: 010-208-402-20 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**

22694 BRITZ RD 22696

**Owner's Name/Address**

LUND KATHRINA
1105 DATOLITE ST APT D
HOUGHTON MI 49931

**Tax Description**

P5-8-48F
SEC 8 T54N R33W
PART OF THE S 1/2 OF GOV'T LOT 3, SEC 8 T54N R33W D/F, COM AT A POINT

COM AT THE S CRN OF SECT 8 TH S 89*57'30"E1125.55'; TH N 1330.79' & THE POB;
TH N89*59'31W 76.65'; TH N89*55'02"W 149.05';
TH N 221.23';
TH S89*59'31"E 115.80';
TH S76*41'07"E 184.74';
TH S45*53'14"W 78.04'; TH S06*20'31"W 125.34' MOL TO POB
NEW FOR 2020 ROLL, SPLIT AND COMBINED WITH 010-208-054-00 INTO 010-208-402-00, 10-208-402-10 & 10-208-402-20
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 197,847 TCV/TFA: 171.15

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/02/2009 | DATA ENTER |
| KH | 09/22/2010 | INSPECTED |
| TH | 10/19/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 180.00 | 0.00 | 1.0000 | 1.0000 | 352 | 100 | | 63,360 |
| RATE 1 | | | 1.200 Acres | | 12,500 | 100 | | 15,000 |
| 180 Actual Front Feet, 1.20 Total Acres | | | | | | | Total Est. Land Value = | 78,360 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 39,180 | 59,744 | 98,924 | | | 95,921C |
| 2023 | 34,709 | 56,645 | 91,354 | | | 91,354S |
| 2022 | 42,989 | 50,889 | 93,878 | | | 93,878S |
| 2021 | 43,350 | 47,837 | 91,187 | | | 91,187S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| | Wood Frame |
| X | Block |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1954 B | 1979 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Block |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |
| X | Tile | | |

**(7) Excavation**

Basement: 1156 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 7.4

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| 12 | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists: 2 X 8
Unsupported Len: 24
Cntr.Sup: 14 BEAM

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 42
Floor Area: 1,156
Total Base New : 182,469 E.C.F.
Total Depr Cost: 105,829 X 1.117
Estimated T.C.V: 118,211

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1958
Car Capacity:
Class: CD
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 736
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1954
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1156 SF Floor Area = 1156 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,156 | | |
| | | | Total: | 149,167 | 86,515 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,583 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,467 |
| Garages | | | | | |
| Class: CD Exterior: Block Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 736 | 28,211 | 16,362 |
| Common Wall: 1 Wall | | | 1 | -2,841 | -1,648 |
| Door Opener | | | 2 | 949 | 550 |
| | | | Totals: | 182,469 | 105,829 |

Notes: 22695

ECF (LAKE) 1.117 => TCV: 118,211

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

Parcel Number: 010-217-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| MATTSON ROBERT JR & CASEY | KAURALA DAVID & JANET R | 155,000 | 08/01/2017 | WD | 03-ARM'S LENGTH | 2017/03996 | PROPERTY TRANSFER | 100.0 |
| CURRIE KENNETH R & LYNDA S | MATTSON ROBERT JR. & CASEY | 155,000 | 08/05/2011 | WD | 03-ARM'S LENGTH | 2011/03803 | DEED | 100.0 |
| CURRIE KENNETH R & LYNDA S | CURRIE KENNETH R & LYNDA S | 0 | 06/20/2011 | OTH | 21-NOT USED/OTHER | 2011/03038 | DEED | 0.0 |
| | | | | | | | | |

**Property Address**

22561 DENTON RD

**Owner's Name/Address**

KAURALA DAVID & JANET R
WAARA ERIC ET AL
22561 DENTON RD
CHASSELL MI 49916

**Tax Description**

P5-17-1 SEC 17 T54N R33W N 1/2 OF N 1/2 OF NW 1/4 AND N 1/2 OF GOV'T LOT 1; COM N 1/4 COR OF SEC 17; TH S 89 DEG 05'18" E 505.20'; TH S 00 DEG 45' 05" W 669.75'; TH N 88 DEG 59' 01" W 772.97'; TH N 00 DEG 40' 38" E 364.71'; TH S 89 DEG 15' 00" E 268.28' TH N 00 DEG 45' 05" E 302.95' TO POB. LESS DSSA RR ROW (0.91A) 10.01 A M/L

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/06/2017

MAP #:

2024 Est TCV 283,136 TCV/TFA: 168.53

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| MOBILE HOME | 06/20/2011 | 11-00 | COMPLETE |
| HOUSE | 05/22/2007 | 07-085 | FOUNDATION |
| | | | |
| | | | |

| | | |
|---|---|---|
| X | Improved | |
| | Vacant | |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 10.010 Acres | | 4,498 | 100 | | 45,024 |
| | | | 10.01 Total Acres | | Total Est. Land Value = | | | 45,024 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 71 | 2,334 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,334 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,512 | 119,056 | 141,568 | | | 108,444C |
| 2023 | 16,010 | 108,466 | 124,476 | | | 103,280C |
| 2022 | 16,010 | 95,040 | 111,050 | | | 98,362C |
| 2021 | 14,004 | 94,942 | 108,946 | | | 95,220C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 2007 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| 1 | 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 |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 7
Floor Area: 1,680
Total Base New : 257,910 E.C.F.
Total Depr Cost: 239,856 X 0.983
Estimated T.C.V: 235,778

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | Treated Wood |
| 144 | Treated Wood |

**(17) Garage**

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: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls C Blt 2007
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,680 | | |
| | | | Total: | 206,400 | 191,951 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,229 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,428 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,445 |
| Deck | | | | | |
| Treated Wood | | | 144 | 3,267 | 3,038 |
| Treated Wood | | | 24 | 1,072 | 997 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 784 | 30,059 | 27,955 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,444 |
| Door Opener | | | 1 | 535 | 498 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 709 |
| Vent Fan | | | 1 | 309 | 287 |
| Vented Hood | | | 1 | 559 | 520 |
| Microwave | | | 1 | 414 | 385 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,858 |
| | | | Totals: | 257,910 | 239,856 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 2007 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Fair
Effec. Age: 5
Floor Area:
Total Base New : 0 E.C.F.
Total Depr Cost: 0 X 0.983
Estimated T.C.V: 0

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home PARK MODEL Cls Fair Blt 2007
(11) Heating System: Wall Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| | | | Totals: | 0 | 0 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 0

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

Parcel Number: 010-217-001-30 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. |
|---|---|---|---|---|---|---|---|---|
| HOVER WILLIAM R & MARY ANN | RIUTTA BRADLEY & SANDRA | 310,000 | 02/09/2021 | WD | 03-ARM'S LENGTH | 2021/00931 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45998 US HIGHWAY 41

**Owner's Name/Address**

RIUTTA BRADLEY & SANDRA
22410 DENTON RD
CHASSELL MI 49916

**Tax Description**

P5-17-1D
SEC 17 T54N R33W
PAR COM AT N 1/4 COR OF SEC 17, TH N 89 DEG 41' 34" E 1100.42' TO POB., TH N 89 DEG 41' 34" E 58.07' TO SHORE OF PORTAGE LAKE, TH S 10 DEG 32' 18" W 170.37' ALONG SHORE, TH S 89 DEG 41' 34"W 45.49', TH N 6 DEG 20' E 168.46' M/L TO POB. .2 ACRES M/L PARCEL EXTENDS TO WATERS EDGE

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 381,166 TCV/TFA: 170.70

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 03/11/2021 | 2021-999-159 | FOUNDATION |
| OTHER | 08/18/2020 | 2020-111-363 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 170.37 | 51.00 | 1.0000 | 0.5831 | 554 | 100 | | 55,035 |
| 170 Actual Front Feet, 0.20 Total Acres | | | | | | | Total Est. Land Value = | 55,035 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 18.46 | 123 | 98 | 2,226 |
| Wood Frame | 30.37 | 240 | 84 | 6,123 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,349 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 27,518 | 163,065 | 190,583 | | | 179,535C |
| 2023 | 27,518 | 148,924 | 176,442 | | | 170,986C |
| 2022 | 32,286 | 130,558 | 162,844 | | | 162,844S |
| 2021 | 34,770 | 134,922 | 169,692 | | | 144,185C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 988 S.F.
Crawl: 288 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 988 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 21
Floor Area: 2,233
Total Base New : 409,213 E.C.F.
Total Depr Cost: 323,278 X 0.983
Estimated T.C.V: 317,782

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | CPP |
| 8 | CPP |
| 342 | 4in Concrete |
| 486 | Treated Wood |
| 114 | Treated Wood |
| 32 | Wood Balcony |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls BC Blt 1992
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1276 SF Floor Area = 2233 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 988 | | |
| 1.75 Story | Siding | Crawl Space | 288 | | |
| | | | Total: | 319,021 | 252,026 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 988 | 51,811 | 40,931 |
| Exterior | | | | | |
| Brick Veneer | | | 192 | 3,850 | 3,041 |
| Basement, Outside Entrance, Above Grade | | | 1 | 2,337 | 1,846 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,358 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,259 |
| Porches | | | | | |
| CPP | | | 40 | 1,177 | 930 |
| CPP | | | 8 | 248 | 196 |
| 4in Concrete | | | 342 | 3,437 | 2,715 |
| Deck | | | | | |
| Treated Wood | | | 486 | 7,689 | 6,074 |
| Treated Wood | | | 114 | 2,941 | 2,323 |
| Balcony | | | | | |
| Wood Balcony | | | 32 | 1,558 | 1,231 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 6,769 | 5,348 |
| | | | Totals: | 409,213 | 323,278 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 317,782

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

Parcel Number: 010-217-001-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45919 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 08/07/2018 | 2018-031-174 | FOUNDATION |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MARKHAM EDWARD A<br>45919 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 255,505 TCV/TFA: 105.93 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 7.250 Acres | | 5,385 | 100 | | 39,042 |
| | | | 7.25 Total Acres | | | Total Est. Land Value = | | 39,042 |

Taxpayer's Name/Address

MARKHAM EDWARD A
45919 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-17-1A SEC 17 T54N R33W PARCEL IN N 1/2 OF GOV'T LOT 1, W OF HWY US 41 EXCEPT THE W 505.20' THEREOF 7.25 ACRES M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,521 | 108,232 | 127,753 | | | 20,144C |
| 2023 | 14,167 | 98,914 | 113,081 | | | 19,185C |
| 2022 | 14,167 | 86,649 | 100,816 | | | 18,272C |
| 2021 | 10,792 | 86,818 | 97,610 | | | 17,689C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 880 S.F.
Crawl: 0 S.F.
Slab: 652 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 31
Floor Area: 2,412
Total Base New : 319,143 E.C.F.
Total Depr Cost: 220,207 X 0.983
Estimated T.C.V: 216,463

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WGEP (1 Story) |
| 220 | Treated Wood |

**(17) Garage**

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: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1532 SF Floor Area = 2412 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 | Basement | 880 | | |
| 1 Story | Siding | Slab | 364 | | |
| 1 Story | Siding | Slab | 288 | | |
| | | | Total: | 276,845 | 191,023 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,814 |
| Porches | | | | | |
| WGEP (1 Story) | | | 96 | 9,221 | 6,362 |
| Deck | | | | | |
| Treated Wood | | | 220 | 4,321 | 2,981 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 308 | 14,325 | 9,884 |
| Door Opener | | | 1 | 535 | 369 |
| Fireplaces | | | | | |
| Interior 2 Story | | | 1 | 6,506 | 4,489 |
| | | | Totals: | 319,143 | 220,207 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 216,463

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

Parcel Number: 010-217-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 45,000 | 05/01/2000 | WD | 03-ARM'S LENGTH | 150:840 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22670 MILLENBACH LANE

Owner's Name/Address

JAEHNIG GEORGE F & MICHELLE A
22670 MILLENBACH LANE
CHASSELL MI 49916

Tax Description

P5-17-2 SEC 17 T54N R33W S 1/2 OF LOT 1 LESS DSS & A R/W 1.52 A ALSO LESS PARCEL DESC AS S 330' GOV'T LOT 1 E OF A N-S LINE 300' W OF & PAR TOUS 41, EXC PARCEL SOLD TO LEINO (P5-17-15A), ALSO EXC COM AT N 1/4 COR, TH S 845' TO POB, TH E 560' TH S 200', TH W 560', TH N 200' TO POB BEING PART OF CODE P5-17-15G. 6.72 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/12/2019

MAP #:

2024 Est TCV 105,331 TCV/TFA: 113.99

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| POLE BARN | 12/14/2011 | 11-270 | COMPLETE |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 49.00 | 60.00 | 1.0000 | 0.6325 | 554 | 100 | | 17,169 |
| RATE 1 | | | 6.653 Acres | | 5,565 | 100 | | 37,025 |
| 49 Actual Front Feet, 6.72 Total Acres | | | | | | | Total Est. Land Value = | 54,194 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 20.23 | 336 | 46 | 3,127 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,127 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 27,097 | 25,569 | 52,666 | | | 30,899C |
| 2023 | 22,325 | 23,372 | 45,697 | | | 29,428C |
| 2022 | 23,812 | 20,508 | 44,320 | | | 28,027C |
| 2021 | 21,260 | 20,454 | 41,714 | | | 27,132C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Plaster | | |

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| X | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Fair
Effec. Age: 25
Floor Area:
Total Base New : 107,103 E.C.F.
Total Depr Cost: 48,840 X 0.983
Estimated T.C.V: 48,010

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 70 | WGEP (1 Story) |
| 84 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1960
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: 336
% Good: 41
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home 1 Cls Fair Blt 1960
(11) Heating System: Wall Furnace, Air Conditioning
Ground Area = 924 SF Floor Area = 924 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 | 924 | | | |
| | | | Total: | 46,168 | 16,159 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 1,559 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 885 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 70 | 5,452 | 2,235 | *4 |
| WGEP (1 Story) | | | 84 | 6,140 | 2,517 | *4 |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 336 | 15,301 | 6,273 | *4 |
| Class: CD Exterior: Pole (Unfinished) | | | | | | |
| Base Cost | | | 1280 | 27,059 | 19,212 | *7 |
| | | | Totals: | 107,103 | 48,840 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 48,010

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

Parcel Number: 010-217-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 45,000 | 05/01/2000 | WD | 03-ARM'S LENGTH | 150:840 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

MILLENBACH RD

**Owner's Name/Address**

JAEHNIG GEORGE F & MICHELLE A
22670 MILLENBACH LANE
CHASSELL MI 49916

**Tax Description**

P5-17-3 SEC 17 T54N R33W PARTS OF GOV'T LOT 1 D/F;
1. COM AT SW COR GOV'T LOT 1, TH E TO PT 300' W OF W BDRY US 41, TH N 240' TO POB. TH NE'LY 90', TH E 300', TH S 40', TH W 150', TH S 50', TH W 150' TO POB.
AND
2. COMM AT NW CORNER OF SEC 17; TH ALG THE W SECTION LINE S00*41 48W1320.58'; TH S89*17'50E 2655.03'; TH S88*55'51"E 547.94' TO POB;
TH N01*02'56"E 237.98'; TH S89*01'41"E 50.00'; TH S01*02'656"W 238.07'; TH N88*55'42"W 50.00' TO POB (COMBINED FROM 010-217-003-25 FOR 2021 ROLL)
ALSO
3. COM. AT S LINE OF GOV'T LOT 1 AND THE E BDRY OF SOO LINE RR, THE POB: TH N 7
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Class: RESIDENTIAL-VACANT Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 11/18/2020
MAP #:
2024 Est TCV 71,990

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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 |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 195.00 | 42.00 | 1.0000 | 0.5292 | 554 | 100 | | 57,164 |
| RATE 1 | | | 0.612 Acres | | 13,000 | 100 | | 7,956 |
| RATE 1 | | | 0.270 Acres | | 13,000 | 100 | ADDED FOR 2021 | 3,510 |
| 195 Actual Front Feet, 1.07 Total Acres | | | | | | | Total Est. Land Value = | 68,630 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.73 | 240 | 59 | 3,360 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,360 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,315 | 1,680 | 35,995 | | | 4,203C |
| 2023 | 32,822 | 1,609 | 34,431 | | | 4,003C |
| 2022 | 37,775 | 0 | 37,775 | | | 3,813C |
| 2021 | 41,098 | 0 | 41,098 | | | 3,692C |

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

Parcel Number: 010-217-003-25 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. |
|---|---|---|---|---|---|---|---|---|
| | | 62,000 | 11/01/1992 | WD | 03-ARM'S LENGTH | 131:489 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45791 US HIGHWAY 41

**Owner's Name/Address**

MORLAN KASEY & JAEHNIG HOLLEY
45791 US HWY 41
CHASSELL MI 49916

**Tax Description**

P5-17-3B
SEC 17 T54N R33W TWO PARCELS IN GOVT LOT 1 D/F:
1. COM. AT SW COR. OF GOVT LOT 1, TH E ALONG S LINE OF LOT 1 TO A POINT WH IS 300' W OF THE W LINE OF US HWY 41 THE POB.
TH E 300' ALONG THE S LINE OF LOT 1 TO W LINE OF US HWY 41,
TH N'LY 290' ALONG W LINE OF SD HWY, TH W 150', TH S 50', TH W 150', TH S 240' TO POB.
EXCEPT A PARCEL IN GOVT LOT 1 SECT 17 D/F
COMM AT NW CORNER OF SEC 17; TH ALG THE W SECTION LINE S00*41
48W1320.58'; TH S89*17'50E 2655.03'; TH S88*55'51"E 547.94' TO POB;
TH N01*02'56"E 237.98'; TH S89*01'41"E 50.00'; TH S01*02'656"W 238.07'; TH N88*55'42"W 50.00' TO POB
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 02/22/2021
MAP #:
2024 Est TCV 204,288 TCV/TFA: 138.78

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 05/08/2006 | 06-054 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 94.00 | 31.00 | 1.0000 | 0.4546 | 554 | 100 | | 23,674 |
| RATE 1 | | | 1.693 Acres | | 11,088 | 100 | | 18,772 |
| 94 Actual Front Feet, 1.76 Total Acres | | | | | | | Total Est. Land Value = | 42,446 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 1003 | 79 | 2,409 |
| D/W/P: Asphalt Paving | 3.04 | 1200 | 79 | 2,882 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,291 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,223 | 80,921 | 102,144 | | | 91,110C |
| 2023 | 19,369 | 74,234 | 93,603 | | | 86,772C |
| 2022 | 21,420 | 65,087 | 86,507 | | | 82,640C |
| 2021 | 21,803 | 66,166 | 87,969 | 80,000M | | 80,000S |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Average

Room List

| | |
|---|---|
| 3 | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1472 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 41
Floor Area: 1,472
Total Base New : 269,925 E.C.F.
Total Depr Cost: 159,258 X 0.983
Estimated T.C.V: 156,551

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |
| 60 | WGEP (1 Story) |

**(17) Garage**

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: 560
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 200
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1472 SF Floor Area = 1472 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 | 1,472 | | |
| | | | Total: | 207,619 | 122,496 |
| 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) | | | 60 | 6,718 | 3,964 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 560 | 23,834 | 14,062 |
| Door Opener | | | 1 | 535 | 316 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 450 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,082 |
| Carports | | | | | |
| Aluminum | | | 200 | 2,852 | 1,683 |
| | | | Totals: | 269,925 | 159,258 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 156,551

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

Parcel Number: 010-217-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| WUTHRICH HELEN M TRUST | CARPENTER WUTHRICH JOAN | 1 | 08/19/2011 | QC | 09-FAMILY | 2011/04718 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45758 US HIGHWAY 41

**Owner's Name/Address**

CARPENTER JOAN W & JOEL E
707 E STATE ST UNIT C
TRAVERSE CITY MI 49686

**Tax Description**

SEC 17 T54N R33W
PART OF GOV'T LOT 1, D/F,
COMMENCING AT THE SE CORNER OF LOT 1, SEC 17, TH W TO THE E LINE OF THE DSS & A RR R/W,
TH N'LY 50', TH E TO A POINT ON THE SHORE OF PORTAGE LAKE 50' N OF THE POB,
TH 50' S TO POB. .01 A
AND
THAT PART OF N 90' OF GOVT LOT 2 LYING E'LY OF RR ROW.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #: P5-17-3A
2024 Est TCV 45,363 TCV/TFA: 71.33

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 50.00 | 50.00 | 1.0000 | 0.5774 | 554 | 100 | | 15,993 |
| 50 Actual Front Feet, 0.06 Total Acres | | | | | | | Total Est. Land Value = | 15,993 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 31.62 | 80 | 64 | 1,619 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,619 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,997 | 14,685 | 22,682 | | | 22,503C |
| 2023 | 7,997 | 13,435 | 21,432 | | | 21,432S |
| 2022 | 9,382 | 11,792 | 21,174 | | | 20,474C |
| 2021 | 10,104 | 4,915 | 15,019 | | | 13,296C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 1972 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 1 | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Softwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 296 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 39
Floor Area: 296
Total Base New : 35,315 E.C.F.
Total Depr Cost: 10,774 X 0.983
Estimated T.C.V: 10,591

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WCP (1 Story) |
| 188 | Treated Wood |
| 20 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Recreation Cabin CAMP Cls C Blt 1972
(11) Heating System: Space Heater
Ground Area = 296 SF Floor Area = 296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/50/100/30.5
Building Areas

| Description | Size | Cost New | Depr. Cost |
|---|---|---|---|
| Add for Electrical | 296 | 1,607 | 491 |
| Other Additions/Adjustments | | | |
| Deck | | | |
| Treated Wood | 188 | 3,721 | 1,135 |
| Treated Wood | 20 | 894 | 273 |
| Fireplaces | | | |
| Wood Stove | 1 | 2,497 | 762 |
| Porches | | | |
| WCP (1 Story) | 24 | 1,773 | 541 |
| | Totals: | 35,315 | 10,774 |

Notes: COTTAGE
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 10,591

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

**Building Type**

| | |
|---|---|
| | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 1 | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Softwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 296 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 11
Floor Area: 144
Total Base New : 15,899 E.C.F.
Total Depr Cost: 7,074 X 0.983
Estimated T.C.V: 6,954

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Recreation Cabin CAMP Cls C Blt 0
(11) Heating System: Space Heater
Ground Area = 144 SF Floor Area = 144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/50/100/44.5
Building Areas

| Description | Size | Cost New | Depr. Cost |
|---|---|---|---|
| Add for Electrical | 144 | 1,489 | 662 |
| Other Additions/Adjustments | | | |
| Totals: | | 15,899 | 7,074 |

Notes: COTTAGE
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 6,954

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

**Building Type**

| | |
|---|---|
| | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 1 | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Softwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 296 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 11
Floor Area: 196
Total Base New : 23,331 E.C.F.
Total Depr Cost: 10,383 X 0.983
Estimated T.C.V: 10,206

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 200 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Recreation Cabin CAMP Cls C Blt 0
(11) Heating System: Space Heater
Ground Area = 196 SF Floor Area = 196 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/50/100/44.5
Building Areas

| Description | Size | Cost New | Depr. Cost |
|---|---|---|---|
| Add for Electrical | 196 | 1,484 | 661 |
| Other Additions/Adjustments | | | |
| Deck | | | |
| Treated Wood | 200 | 3,868 | 1,721 |
| | Totals: | 23,331 | 10,383 |

Notes: COTTAGE
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 10,206

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

Parcel Number: 010-217-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45615 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 75% 10/10/2018 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHAPUT BERNARD & GILLIS JAMES M<br>CHAPUT ELAINE<br>45615 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 538,453 TCV/TFA: 172.08 | | | | | |

X Improved | Vacant

Public Improvements

- 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

Tax Description

P5-17-4 SEC 17 T54N R33W GOV'T LOT 2 LESS PARCELS D/F
COM AT NE COR GOV'T LOT 2,
TH W TO PT 208.71' W OF W BDRY US 41,
TH S 0 DEG 22' E 661.6',
TH E TO SHORE OF PORTAGE L,
TH N'LY ALONG SD SHORE TO POB
ALSO COMM AT SE COR GOV'T LOT 2,
TH W TO E BDRY OF DSS & A RR R/W,
TH N ALONG SD BDRY 310.22',
THE TO SHORE OF PORTAGE L,
TH S'LY ALONG SHORE TO POB
ALSO LESS RR R/W & HWY US 41 R/W. EXC
P5-17-4A 21.52 A. M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| WK | 11/30/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 115.00 | 131.00 | 1.0000 | 0.9345 | 910 | 100 | | 97,798 |
| RATE 1 | | | 20.904 Acres | | 3,314 | 100 | | 69,266 |
| 115 Actual Front Feet, 21.25 Total Acres | | | | | | | Total Est. Land Value = | 167,064 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 83,532 | 185,695 | 269,227 | | | 101,727C |
| 2023 | 71,119 | 175,708 | 246,827 | | | 96,883C |
| 2022 | 70,904 | 155,143 | 226,047 | | | 92,270C |
| 2021 | 63,037 | 144,517 | 207,554 | | | 89,323C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1930 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 865 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 1,437
Total Base New : 244,084 E.C.F.
Total Depr Cost: 173,301 X 1.117
Estimated T.C.V: 193,577

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 154 | WGEP (1 Story) |
| 264 | WGEP (1 Story) |

**(17) Garage**

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: 676
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls C Blt 1930
(11) Heating System: Forced Air w/ Ducts
Ground Area = 865 SF Floor Area = 1437 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 763 | | |
| 1 Story | Siding | Basement | 102 | | |
| | | | Total: | 178,597 | 126,805 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 |
| Porches | | | | | |
| WGEP (1 Story) | | | 154 | 12,442 | 8,834 |
| WGEP (1 Story) | | | 264 | 17,931 | 12,731 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 676 | 27,189 | 19,304 |
| Door Opener | | | 1 | 535 | 380 |
| | | | Totals: | 244,084 | 173,301 |

Notes:

ECF (LAKE) 1.117 => TCV: 193,577

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1959 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 720 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 720
Total Base New : 91,072 E.C.F.
Total Depr Cost: 55,553 X 1.117
Estimated T.C.V: 62,053

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls CD Blt 1959
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 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 | Slab | 720 | | |
| | | | Total: | 84,089 | 51,294 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,716 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,543 |
| | | | Totals: | 91,072 | 55,553 |

Notes:

ECF (LAKE) 1.117 => TCV: 62,053

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1961 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 972 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 44
Floor Area: 972
Total Base New : 120,229 E.C.F.
Total Depr Cost: 72,515 X 1.117
Estimated T.C.V: 80,999

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1 Cls CD Blt 1961
(11) Heating System: Forced Air w/ Ducts
Ground Area = 972 SF Floor Area = 972 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 | Slab | 972 | | | *6 |
| | | | Total: | 109,129 | 66,568 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,716 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,543 | |
| Porches | | | | | | |
| WCP (1 Story) | | | 96 | 4,117 | 1,688 | *4 |
| | | | Totals: | 120,229 | 72,515 | |

Notes:

ECF (LAKE) 1.117 => TCV: 80,999

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

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | Arch-Rib (Quonset) Farm U | | | |
| Year Built | 1900 | 1950 | | | |
| Class/Construction | D,Pole | D,Pole | | | |
| Quality/Exterior | Low Cost | Low Cost | | | |
| # of Walls, Perimeter | 4 Wall, 208 | 4 Wall, 160 | | | |
| Height | 10 | 10 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 66 x 38 = 2508 | 40 x 40 = 1600 | | | |
| Cost New | $ 49,106 | $ 18,544 | | | |
| Phy./Func./Econ. %Good | 46/100/100 46.0 | 46/100/100 46.0 | | | |
| Depreciated Cost | $ 22,589 | $ 8,530 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 1.117 | X 1.117 | | | |
| % Good | 46 | 46 | | | |
| Est. True Cash Value | $ 25,232 | $ 9,528 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 34760 / All Cards: 34760 | | | | | |

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

Parcel Number: 010-217-005-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 62,400 | 10/01/2001 | WD | 03-ARM'S LENGTH | 155:810 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45596 COTTAGE ROW | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 89% 12/17/2002 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ROBERTS CHARLES & CHERYL<br>45596 COTTAGE ROW<br>CHASSELL MI 49916 | 2024 Est TCV 417,926 TCV/TFA: 253.60 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 178.00 | 161.57 | 1.0000 | 1.0379 | 910 | 100 | | 168,111 |
| 178 Actual Front Feet, 0.66 Total Acres | | | | | | | Total Est. Land Value = | 168,111 |

Taxpayer's Name/Address

ROBERTS CHARLES & CHERYL
45596 COTTAGE ROW
CHASSELL MI 49916

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Tax Description

P5-17-4A
.621 A M/L
SEC 17 T54N R33W GOVT LOT 2 COM AT W COR OF SEC 17, TH ALG E/W QTR LINE N 89 DEG 38'25" E 2666.96' TO CENTER OF SEC 17; TH CONTIN ALG E/W QTR LINE S 89 DEG 58'10" E 815.19' TO A POINT ON THE E ROW LINE OF DSS&A RR (50 FT FROM THE CENTER THEREOF) TH ALG ROW LINE N 06 DEG 20'55" E 353.85FT TO POB.
TH CONTIN N 06 DEG 20'55" E 177.00';
TH S 89 DEG 58'10" E 116.94' TO A TRAVERSE POINT ON SHORE OF PORTAGE LAKE 15' FROM WATERS EDGE, TH ALG TRAVERSE LINE ALG SHORE S 08 DEG 43'13" E 178' TO A TRAVERSE POINT 12' FROM WATERS EDGE; TH N 89 DEG 58'10" W 163.50' TO POB.

Topography of Site

- Level
- X Rolling
- X Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 84,056 | 124,907 | 208,963 | | | 142,874C |
| 2023 | 83,502 | 117,858 | 201,360 | | | 136,071C |
| 2022 | 83,132 | 105,872 | 189,004 | | | 129,592C |
| 2021 | 78,514 | 99,531 | 178,045 | | | 125,453C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2001 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1648 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 1,648
Total Base New : 276,111 E.C.F.
Total Depr Cost: 223,648 X 1.117
Estimated T.C.V: 249,815

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | Treated Wood |
| 304 | Treated Wood |

**(17) Garage**

Year Built: 2001
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: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2001
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1648 SF Floor Area = 1648 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,648 | | |
| | | | Total: | 228,616 | 185,179 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 |
| Deck | | | | | |
| Treated Wood | | | 64 | 1,983 | 1,606 |
| Treated Wood | | | 304 | 5,329 | 4,316 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 720 | 34,351 | 27,824 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,129 |
| Door Opener | | | 2 | 1,070 | 867 |
| | | | Totals: | 276,111 | 223,648 |

Notes:

ECF (LAKE) 1.117 => TCV: 249,815

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

Parcel Number: 010-217-006-85 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. |
|---|---|---|---|---|---|---|---|---|
| LEINO WILBERT & SHARON | WOODFORD RICHARD & LYNN | 99 | 01/29/2010 | WD | 03-ARM'S LENGTH | 2010/00540 | DEED | 100.0 |
| LEINO WILBERT & SHARON | WOODFORD RICHARD & LYNN | 0 | 12/11/2009 | LC | 16-LC PAYOFF | 2009/07386 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22265 DENTON RD

Owner's Name/Address

WOODFORD DANIEL & DENISE
22265 DENTON RD
CHASSELL MI 49916

Tax Description

P5-17-14D
SEC 17 T54N R33W
N 1/2 OF N 1/2 OF NW 1/4, COM @ NW COR TH S 89 DEG 15' E 1322.08 TO POB; TH S 89 DEG 15'00" E 305.86'; TH S 02 DEG 34'48" W 433.01'; TH S 87 DEG 25' 12" E 20.0' & W'LY BDRY OF KEMPPAINEN PARCEL; TH S 02 DEG 34' 48" W 415.87'; TH TH N 88 DEG 59' 01" W 813.73'; TH S 01 DEG 00' 40" W 215'; TH N 88 DEG 59'01" W 399.89'; TH N 00 24' 56" E 400.01'; TH S 88 DEG 59' 01" E 919.09'; TH N 00 DEG 40' 38" E 662.69' TO POB. 11.75 AC M/L
0.2 A SPLIT TO 217-016-75 IN 2015

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/14/2020

MAP #:

2024 Est TCV 387,302 TCV/TFA: 105.13

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

181 DENTON RD

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 11.750 Acres | | 4,187 | 100 | | 49,200 |
| | | | 11.75 Total Acres | | Total Est. Land Value = | | | 49,200 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,600 | 169,051 | 193,651 | | | 148,776C |
| 2023 | 17,750 | 154,518 | 172,268 | | | 141,692C |
| 2022 | 17,750 | 133,152 | 150,902 | | | 134,945C |
| 2021 | 14,700 | 132,794 | 147,494 | | | 130,635C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1994 | 2001 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 840 S.F.
Crawl: 1720 S.F.
Slab: 224 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |
| 3 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 21
Floor Area: 2,784
Total Base New : 379,378 E.C.F.
Total Depr Cost: 305,909 X 0.983
Estimated T.C.V: 300,709

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | WGEP (1 Story) |

**(17) Garage**

Year Built: 2006
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 3
Mech. Doors: 0
Area: 1440
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1994
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2784 SF Floor Area = 2784 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,400 | | | |
| 1 Story | Siding | Slab | 224 | | | |
| 1 Story | Siding | Crawl Space | 320 | | | |
| 1 Story | Siding | Basement | 840 | | | |
| | | | Total: | 313,393 | 247,581 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 2,007 | |
| Vent Fan | | | 3 | 602 | 476 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,518 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,999 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 30 | 4,200 | 3,318 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Door Opener | | | 3 | 1,605 | 1,461 | |
| Base Cost | | | 1440 | 50,054 | 45,549 | *9 |
| | | | Totals: | 379,378 | 305,909 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 300,709

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

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Storage

Class: C
Floor Area: 900
Gross Bldg Area: 900
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 27
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 900
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 96.06

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 96.06

Total Floor Area: 900 Base Cost New of Upper Floors = 86,454

Reproduction/Replacement Cost = 86,454
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 38,040

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 37,393
Replacement Cost/Floor Area= 96.06 Est. TCV/Floor Area= 41.55

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-217-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| FLANNIGAN DENNIS, THOMPSON | ROBERTS PATRICIA A ROBERTS | 440,000 | 08/31/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| FLANNIGAN MARILYN S | FLANNIGAN DENNIS, THOMPSON | 0 | 06/07/2023 | OTH | 07-DEATH CERTIFICATE | | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45710 US HIGHWAY 41

Owner's Name/Address

ROBERTS PATRICIA A ROBERTS FAM TRST
45136 HWY 41
CHASSELL MI 49916

Tax Description

P5-17-5A
SEC 17 T54N R33W
THE S 217' OF THAT PART OF GOV'T LOT 2 D/F,
FROM E 1/4 POST OF SEC 17, GO S 89 DEG 58' E ALONG C/L OF SEC 3485.80' TO E SIDE OF R/W OF DSS & A RR,
TH N 6 DEG 20' E ALONG SD R/W 1023.50',
TH N 89 DEG 58' 30" E 42' TO SHORE OF PORTAGE LAKE,
TH N'LY ALONG SHORE 307' TO N BDY OF GOV'T LOT 2,
TH N 89 DEG 58' 30" W 16',
TH S 6 DEG 20' W 306.80' TO POB. .15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 223,807 TCV/TFA: 190.31

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/16/2009 | DATA ENTER |
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 306.80 | 42.00 | 1.0000 | 0.5292 | 554 | 100 | | 89,938 |
| 307 Actual Front Feet, 0.30 Total Acres | | | | | | | Total Est. Land Value = | 89,938 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Metal Prefab | 15.29 | 221 | 49 | 1,656 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,656 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 44,969 | 66,935 | 111,904 | | | 111,904S |
| 2023 | 44,969 | 63,453 | 108,422 | | | 30,043C |
| 2022 | 52,762 | 57,108 | 109,870 | | | 28,613C |
| 2021 | 56,820 | 53,679 | 110,499 | | | 27,699C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1900 | 1972 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 576 S.F.
Crawl: 600 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 41
Floor Area: 1,176
Total Base New : 200,618 E.C.F.
Total Depr Cost: 118,364 X 1.117
Estimated T.C.V: 132,213

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1900
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 600 | | |
| 1 Story | Siding | Basement | 576 | | |
| | | | Total: | 164,147 | 96,846 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,683 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,551 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 440 | 20,253 | 11,949 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,551 |
| Door Opener | | | 1 | 535 | 316 |
| Fireplaces | | | | | |
| Exterior 1 Story | | | 1 | 6,374 | 3,761 |
| | | | Totals: | 200,618 | 118,364 |

Notes:

ECF (LAKE) 1.117 => TCV: 132,213

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

Parcel Number: 010-217-008-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45721 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 08/27/2008 | 08-257 | FOUNDATION |
| | P.R.E. 100% 08/20/2009 | | HOUSE | 06/09/1992 | 92-297 | FOUNDATION |
| Owner's Name/Address | MAP #: | | | | | |
| VOGHT DIANE MARIE<br>45721 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 131,846 TCV/TFA: 164.81 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.200 | Acres | 12,500 | 100 | | 15,000 |
| | | | 1.20 | Total Acres | | Total Est. Land Value = | | 15,000 |

Tax Description

P5-17-6 SEC 17 T54N R33W PART OF GOV'T LOT 2 D/F, FROM THE W 1/4 POST OF SEC 17 GO S 89 DEG 59' E ALONG THE CL OF ABOVE SEC 17, 3485.8' TO A PT ON E SIDE OF R/W OF DSS & A RR TH N 6 DEG 20' E ALONG ABOVE R/W 665.15' TO CL OF GOV'T LOT 2 TH N 89 DEG 58' 30" W 142' TO W SIDE OF R/W OF US 41 TH N 6 DEG 52' E 348.17' TO POB, TH N 6 DEG 52'E 317.96' TO N LINE OF GOV'T LOT 2 TH N 89 DEG 58' 30" W ALONG SUBDIVISION LINE 208.71' TH S 0 DEG 22' 30" E PARALLEL TO W SIDE OF LOT 2 315.70' TH S 89 DEG 58'30" E 168.63' TO POB 1.20 ACRES

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/29/2008 | INSPECTED |
| LP | 10/30/2008 | DATA ENTER |
| SC | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,500 | 58,423 | 65,923 | | | 51,398C |
| 2023 | 5,729 | 53,454 | 59,183 | | | 48,951C |
| 2022 | 5,729 | 46,826 | 52,555 | | | 46,620C |
| 2021 | 6,090 | 46,916 | 53,006 | | | 45,131C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Hardwood
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 800 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 36
Floor Area: 800
Total Base New : 185,727 E.C.F.
Total Depr Cost: 118,867 X 0.983
Estimated T.C.V: 116,846

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | CPP |
| 220 | WGEP (1 Story) |
| 120 | Treated Wood |
| 126 | Treated Wood |
| 108 | Treated Wood |

**(17) Garage**

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: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 800 SF Floor Area = 800 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 | 728 | | |
| 1 Story | Siding | Basement | 72 | | |
| | | | Total: | 123,119 | 78,797 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,683 |
| Porches | | | | | |
| CPP | | | 48 | 1,149 | 735 |
| WGEP (1 Story) | | | 220 | 15,842 | 10,139 |
| Deck | | | | | |
| Treated Wood | | | 120 | 2,884 | 1,846 |
| Treated Wood | | | 126 | 2,990 | 1,914 |
| Treated Wood | | | 108 | 2,658 | 1,701 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 728 | 28,625 | 18,320 |
| Door Opener | | | 2 | 1,070 | 685 |
| | | | Totals: | 185,727 | 118,867 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 116,846

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

Parcel Number: 010-217-009-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45670 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHAPUT BERNARD & GILLIS JAMES M<br>45615 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 147,932 TCV/TFA: 1027.31 | | | | | |

X Improved | Vacant

Public Improvements

- 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

Tax Description

P5-17-7 SEC 17 T54N R33W PART OF GOV'T LOT 2 D/F, FROM W 1/4 POSTOF SEC 17 GO S 89 DEG 59' E ALONG THE CL OF ABOVE SEC 17 3485.80' TO A PT ON THE E SIDE OF R/W OF DSS & A RR TH N 6 DEG 20' E 796.70' TO POB, TH S 89 DEG 58' 30" E 76' TO SHORE OF PORTAGE LAKE TH N'LY ALONG SHORE OF PORTAGE LAKE 127', TH N 89 DEG 58' 30" W 42', TH S 6 DEG 20' W 126.8' TO POB. CONTAINS .21 ACRES M/L

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 127.00 | 80.00 | 1.1216 | 1.0000 | 900 | 100 | | 128,195 |
| 127 Actual Front Feet, 0.23 Total Acres | | | | | | | Total Est. Land Value = | 128,195 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.32 | 280 | 46 | 3,004 |
| Wood Frame | 23.97 | 216 | 46 | 2,382 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,386 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 64,098 | 9,868 | 73,966 | | | 20,323C |
| 2023 | 56,976 | 8,907 | 65,883 | | | 19,356C |
| 2022 | 56,976 | 14,950 | 71,926 | | | 18,435C |
| 2021 | 56,976 | 14,336 | 71,312 | | | 17,847C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 1 | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 144 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 42
Floor Area: 144
Total Base New : 27,549 E.C.F.
Total Depr Cost: 16,805 X 0.854
Estimated T.C.V: 14,351

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 144 SF Floor Area = 144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 144 | | | *6 |
| | | | Total: | 20,624 | 12,581 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 72 | 6,925 | 4,224 | *6 |
| | | | Totals: | 27,549 | 16,805 | |

Notes: COTTAGE
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 14,351

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

Parcel Number: 010-217-009-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 30,000 | 03/01/2005 | WD | 03-ARM'S LENGTH | 167:722 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45615 US HIGHWAY 41

Owner's Name/Address

CHAPUT BERNARD & GILLIS JAMES M
45615 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-17-7A SEC 17 T54N R33W PAR IN N 1/2 OF GOVT LOT 2 D/F: COM AT W1/4 COR OF SEC 17 TH S 89 DEG 59' E 3485.80' TO E ROW OF SOO LINE RR, TH N 6 DEG 20' E 923.50' ALONG RR ROW TO POB., TH S 89 DEG 58' 30" E 55.50' TO SHORE OF PORTAGE LAKE, TH N'LY 100' M/L ALONG SHORE, TH N 89 DEG 58' 30" W 44.80' TO E SOO LINE ROW, TH S 6 DEG 20'W 100' ALONG ROW TO POB. CONT .11 A M/L167/722

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 126,455 TCV/TFA: 501.81

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| WK | 11/30/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 100.00 | 67.00 | 1.1487 | 1.0000 | 900 | 100 | | 103,383 |
| 100 Actual Front Feet, 0.15 Total Acres | | | | | | | Total Est. Land Value = | 103,383 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 51,692 | 11,536 | 63,228 | | | 17,002C |
| 2023 | 45,948 | 10,118 | 56,066 | | | 16,193C |
| 2022 | 45,948 | 7,987 | 53,935 | | | 15,422C |
| 2021 | 45,948 | 7,508 | 53,456 | | | 14,930C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 56
Floor Area: 252
Total Base New : 60,033 E.C.F.
Total Depr Cost: 27,016 X 0.854
Estimated T.C.V: 23,072

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls C Blt 0
(11) Heating System: Space Heater
Ground Area = 252 SF Floor Area = 252 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Piers | 252 | | |
| | | | Total: | 37,004 | 16,653 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,142 |
| Water Well, 100 Feet | | | 1 | 5,684 | 2,558 |
| Solar Room | | | 99 | 12,584 | 5,663 |
| | | | Totals: | 60,033 | 27,016 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 23,072

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

Parcel Number: 010-217-010-00 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 |
|---|---|---|---|---|---|---|
| 45615 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHAPUT BERNARD & GILLIS JAMES M<br>45615 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 13,600 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.060 | Acres | 12,830 | 100 | | 13,600 |
| | | | 1.06 | Total Acres | | Total Est. Land Value = | | 13,600 |

Public Improvements

- 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

Tax Description

P5-17-8 SEC 17 T54N R33W PART OF GOV'T LOT 2 D/F, FROM W 1/4 POSTOF SEC 17 GO S 89 DEG 59' E ALONG CL OF ABOVE SEC 17, 3485.80' TO A PT ON E SIDE OF R/W OF DSS & A RR TH N 6 DEG 20'E 665.15' TO CL OF GOV'T LOT 2 TH N 89 DEG 58' 30" W 142' TH N 6 DEG 52' E 30.21' TO POB, TH N 6 DEG 52' E 317.96' TH N 89 DEG 58' 30" W 168.63' TH S 0 DEG22' 30" E 315.70' TH S 89 DEG 58' 30" E 128.55' TO POB. 1.06 A.

Comments/Influences

| Who | When | What |
|---|---|---|

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,800 | 0 | 6,800 | | | 5,338C |
| 2023 | 5,084 | 0 | 5,084 | | | 5,084S |
| 2022 | 5,084 | 0 | 5,084 | | | 5,084S |
| 2021 | 5,782 | 0 | 5,782 | | | 5,782S |

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

Parcel Number: 010-217-011-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45658 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 07/24/2003 | 03-996 | FOUNDATION |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PETERSON BRENT & KRISTIN TRUST<br>45658 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 600,585 TCV/TFA: 212.30 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 132.00 | 102.00 | 1.0000 | 0.8246 | 910 | 100 | | 99,053 |
| 132 Actual Front Feet, 0.31 Total Acres | | | | | | | Total Est. Land Value = | 99,053 |

Taxpayer's Name/Address

PETERSON BRENT & KRISTIN TRUST
45658 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-17-9 SEC 17 T54N R33W
PART OF GOV'T LOT 2 D/F FROM W 1/4 POST OF SEC 17, TH S 89 DEG 59' E ALONG CL OF ABOVE SEC 3485.80' TO A PT ON E SIDE OF R/W OF DSS & A RR, TH N 6 DEG 20' E 665.15' TO POB, TH S 89 DEG 58' 30" E 102' TO SHORE OF PORTAGE L, TH N'LY ALONG SHORE OF PORTAGE L 132', TH N 89 DEG 58' 30" W 76', TH S 6 DEG 20' W 131.55' TO POB. .27 A.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 49,527 | 250,766 | 300,293 | | | 160,908C |
| 2023 | 49,200 | 228,448 | 277,648 | | | 153,246C |
| 2022 | 48,983 | 200,127 | 249,110 | | | 145,949C |
| 2021 | 46,261 | 200,495 | 246,756 | | | 141,287C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2003 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Ceramic Til
Other: Carpeted
Other: Laminate

**(6) Ceilings**

**(7) Excavation**

Basement: 1052 S.F.
Crawl: 0 S.F.
Slab: 764 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| 992 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| 1 | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | 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 |
| | Sauna |
| | Trash Compactor |
| 1 | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 11
Floor Area: 2,829
Total Base New : 572,309 E.C.F.
Total Depr Cost: 510,205 X 0.983
Estimated T.C.V: 501,532

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |
| 56 | CPP |
| 124 | CPP |
| 280 | WGEP (1 Story) |
| 56 | Treated Wood |
| 124 | Treated Wood |
| 208 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 764
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls BC Blt 2003
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1816 SF Floor Area = 2829 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 2 Story | Siding | Basement | 992 | | | |
| 1 Story | Siding | Basement | 60 | | | |
| 1 Story | Siding | Slab | 764 | | | |
| 0.5 Story | Siding | Overhang | 42 | | | |
| | | | Total: | 409,220 | 364,206 | |
| Other Additions/Adjustments | | | | | | |
| Recreation Room | | | 992 | 26,526 | 23,608 | |
| Basement, Outside Entrance, Above Grade | | | 1 | 2,337 | 2,080 | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 5,951 | |
| 2 Fixture Bath | | | 1 | 4,480 | 3,987 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,909 | |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,545 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 144 | 14,724 | 13,399 | *9 |
| CPP | | | 56 | 1,536 | 1,398 | *9 |
| CPP | | | 124 | 2,998 | 2,728 | *9 |
| WGEP (1 Story) | | | 280 | 23,240 | 21,148 | *9 |
| Deck | | | | | | |
| Treated Wood | | | 56 | 1,951 | 1,736 | |
| Treated Wood | | | 124 | 3,131 | 2,787 | |
| Treated Wood | | | 208 | 4,432 | 3,944 | |
| Garages | | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-217-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| ADVANCED BUSINESS SERVICES | CHAPUT BERNARD | 4,100 | 10/04/2018 | WD | 03-ARM'S LENGTH | 2018/04936 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HWY 41

Owner's Name/Address

CHAPUT BERNARD & GILLIS JAMES M
45615 US 41
CHASSELL MI 49916

Tax Description

P5-17-10 SEC 17 T54N R33W PART OF GOV'T LOT 2 D/F FROM W 1/4 POST OF SEC 17, TH S 89 DEG 59' E ALONG CL OF SEC 17 3485.80' TO A PT ON E SIDE OF R/W OF DSS & A RR, TH N 6 DEG 20' E ALONG R/W 665.15' TO CL OF GOV'T LOT 2, TH N 89 DEG 58' 30" W 142' TO POB, TH N 6 DEG 52' E 30.21', TH N 89 DEG 58' 30" W 128.5', TH S 0 DEG 22' 30" E 30.2', TH S 89 DEG 58' 30" E 124.74' TO POB. .10 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 7,368 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

Public Improvements

- 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

JR 07/22/2010 INSPECTED
SC 11/11/2010 DATA ENTER

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.100 Acres | | 13,000 | 100 | | 1,300 |
| | | | 0.10 Total Acres | | Total Est. Land Value = | | | 1,300 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 650 | 3,034 | 3,684 | | | 3,120C |
| 2023 | 481 | 2,790 | 3,271 | | | 2,972C |
| 2022 | 481 | 2,445 | 2,926 | | | 2,831C |
| 2021 | 565 | 2,449 | 3,014 | | | 2,741C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 52
Floor Area: 0
Total Base New : 12,861 E.C.F.
Total Depr Cost: 6,173 X 0.983
Estimated T.C.V: 6,068

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 0
Area: 312
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 312 | 12,861 | 6,173 |
| | | | Totals: | 12,861 | 6,173 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 6,068

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

Parcel Number: 010-217-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| NORMAND CHARLES & RUTH | NORMAND CHARLES & RUTH LE | 0 | 02/05/2013 | WD | 09-FAMILY | 2013/02143 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45554 COTTAGE ROW

**Owner's Name/Address**

DESTRAMPE SUSAN & NORMAND DAVID
19164 BOUNDARY RD
HOUGHTON MI 49931

**Tax Description**

P5-17-11 SEC 17 T54N R33W PART OF GOV'T LOT 2 D/F, COM AT W 1/4 POST OF SEC 17 TH E TO PT 50' E OF CEN OF DSS & A RY, TH N 7 DEG 51' 211.07' TOPOB TH N 7 DEG 51' E 99.14' TH S 87 DEG 6' E 162.54 ON BANK OF PORTAGE LAKE TH S6 DEG 6' E 100' TH W'LY 186.74' TO POB. SAID DESCRIPTION BEING ON THE EAST BOUNDARY OF THE SHORE OF PORTAGE LAKE OF THE ORIGINAL GL-2 OF SECTION 17. 0.40 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 264,886 TCV/TFA: 199.76

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/18/2009 | DATA ENTER |
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.00 | 186.40 | 1.0000 | 1.1147 | 910 | 100 | | 101,442 |
| 100 Actual Front Feet, 0.43 Total Acres | | | | | | | Total Est. Land Value = | 101,442 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 50,721 | 81,722 | 132,443 | | | 70,060C |
| 2023 | 50,387 | 91,501 | 141,888 | | | 66,724C |
| 2022 | 50,164 | 82,202 | 132,366 | | | 63,547C |
| 2021 | 47,377 | 77,267 | 124,644 | | | 61,517C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 1972 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Carpeted
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 884 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 40
Floor Area: 1,326
Total Base New : 241,261 E.C.F.
Total Depr Cost: 144,757 X 1.117
Estimated T.C.V: 161,694

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 272 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |
| 144 | WGEP (1 Story) |
| 72 | Treated Wood |

**(17) Garage**

Year Built: 1960
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 884 SF Floor Area = 1326 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 884 | | |
| | | | Total: | 167,886 | 100,733 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,503 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,857 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,577 |
| Porches | | | | | |
| WGEP (1 Story) | | | 272 | 18,270 | 10,962 |
| WGEP (1 Story) | | | 48 | 5,819 | 3,491 |
| WGEP (1 Story) | | | 144 | 11,949 | 7,169 |
| Deck | | | | | |
| Treated Wood | | | 72 | 2,094 | 1,256 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 14,567 |
| Door Opener | | | 2 | 1,070 | 642 |
| | | | Totals: | 241,261 | 144,757 |

Notes:

ECF (LAKE) 1.117 => TCV: 161,694

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

Parcel Number: 010-217-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45546 COTTAGE ROW | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHAPUT BERNARD & GILLIS JAMES M<br>45615 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 200,603 TCV/TFA: 241.69 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 186.00 | 105.00 | 1.0796 | 1.0000 | 900 | 100 | | 180,722 |
| 186 Actual Front Feet, 0.45 Total Acres | | | | | | | Total Est. Land Value = | 180,722 |

Public Improvements

- 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

Tax Description

P5-17-12 SEC 17 T54N R33W PART OF GOV'T LOT 2 D/F, BEG AT THE W 1/4 POST TH DUE E TO AN IRON PIN ABOUT 50' E OF THE CEN OF DSS & A RR TRACKS THN 7 DEG 51' E 110.87' TO POB, TH N 7 DEG51' E 100.20' TH S 87 DEG 6' E 186.74' TH S 0 DEG 29' E 100' TH N 87 DEG 6' W 201.28' TO POB. .45 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 90,361 | 9,941 | 100,302 | | | 93,374C |
| 2023 | 80,321 | 8,607 | 88,928 | | | 88,928S |
| 2022 | 80,321 | 10,884 | 91,205 | | | 91,205S |
| 2021 | 80,321 | 10,231 | 90,552 | | | 55,635C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1966 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 290 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 35
Floor Area:
Total Base New : 66,508 E.C.F.
Total Depr Cost: 23,280 X 0.854
Estimated T.C.V: 19,881

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1966
(11) Heating System: Wall Furnace
Ground Area = 830 SF Floor Area = 830 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 | 540 | | |
| Addition | Siding | Crawl | 108 | | |
| Addition | Siding | Crawl | 182 | | |
| | | Total: | | 62,116 | 21,742 |
| Other Additions/Adjustments | | | | | |
| Skirting, Metal or Vinyl, Vertical | | | 132 | 1,468 | 514 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 512 |
| Public Sewer | | | 1 | 1,462 | 512 |
| | | Totals: | | 66,508 | 23,280 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 19,881

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

Parcel Number: 010-217-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| CHAPUT BERNARD & ELAINE | ROY ALEX M & ANICA A | 150,000 | 05/31/2017 | WD | 03-ARM'S LENGTH | 2017/02965 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45520 COTTAGE ROW

**Owner's Name/Address**

ROY ALEX M & ANICA A
ROY ALEX M & ANICA A LIVG TRUST; LB
45520 COTTAGE ROW
CHASSELL MI 49916

**Tax Description**

P5-17-13 SEC 17 T54N R33W PART OF GOV'T LOT 2
BEG AT THE W 1/4 POST OF SEC 17 TH DUE E TO AN IRON PIN ABOUT 50' E OF CEN OF DSS & A RR TO POB
TH N 7 DEG 51 E 110.87'
TH S 87 DEG 6' E 201.28'
TH S 40 DEG 0' E 100'
TH W 224.23' TO POB. .53 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 07/10/2017
MAP #:
2024 Est TCV 249,675 TCV/TFA: 162.44

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 10/04/2023 | 2023-010-198 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 99.51 | 210.00 | 1.0000 | 1.1832 | 910 | 100 | | 107,145 |
| 100 Actual Front Feet, 0.48 Total Acres | | | | | | | Total Est. Land Value = | 107,145 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 3.5 Concrete | 6.03 | 496 | 73 | 2,183 |
| D/W/P: 4in Concrete | 6.35 | 81 | 0 | 0 |
| Wood Frame | 34.16 | 32 | 43 | 470 |
| Wood Frame | 22.69 | 166 | 73 | 2,750 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,403 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 53,573 | 80,387 | 133,960 | 124,838M | | 114,035C |
| 2023 | 53,220 | 66,425 | 119,645 | | | 108,605C |
| 2022 | 52,984 | 59,677 | 112,661 | | | 103,434C |
| 2021 | 50,041 | 56,082 | 106,123 | | | 100,130C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1312 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: CD
Effec. Age: 42
Floor Area: 1,312
Total Base New : 179,813 E.C.F.
Total Depr Cost: 104,292 X 1.117
Estimated T.C.V: 116,494

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 112 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1312 SF Floor Area = 1312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,312 | | |
| | | | Total: | 165,890 | 96,216 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,191 |
| Porches | | | | | |
| CPP | | | 112 | 1,963 | 1,139 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 753 |
| Public Sewer | | | 1 | 1,298 | 753 |
| Fireplaces | | | | | |
| Exterior 1 Story | | | 1 | 5,586 | 3,240 |
| | | | Totals: | 179,813 | 104,292 |

Notes:

ECF (LAKE) 1.117 => TCV: 116,494

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 225 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 42
Floor Area: 225
Total Base New : 31,850 E.C.F.
Total Depr Cost: 18,472 X 1.117
Estimated T.C.V: 20,633

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CAMP Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 225 SF Floor Area = 225 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 225 | | |
| | | | Total: | 30,505 | 17,692 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Deck | | | |
| Treated Wood | 32 | 1,345 | 780 |
| | Totals: | 31,850 | 18,472 |

Notes:

ECF (LAKE) 1.117 => TCV: 20,633

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

Parcel Number: 010-217-015-50 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**

45506 COTTAGE ROW

**Owner's Name/Address**

CHAPUT BERNARD & GILLIS JAMES M
45615 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-17-13 SEC 17 T54N R33W PART OF GOV'T LOT 2
COM AT THE W 1/4 CORNER OF SEC 17; TH N89*36'02"E ALG THE E/W 1/4 LINE 2668.23' TO A3/4" PIPE & THE CENTER 1/4 CORNER OF SEC 17; TH N89*59'07"EALG THE S LINE OF GOV'T LOT 2 815.19' TO A 1" IRON PIN ABOUT 50' E OF CEN OF DSS & A RR TO POB; TH N 06*16'10" E ALG RR ROW 44.7 '; TH N88*18'19"E 223.17 TO TH SHORE OF PORTAGE LAKE';
TH S01*34'40"E ALG LK SHORE 50.99' ON TH S LINE OF GOV'T LOT 2;
TH S89*59'07"W 229.36' MOL TO POB;
0.25A MOL

**Comments/Influences**

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Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 78,493 TCV/TFA: 107.82

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 50.99 | 226.00 | 1.2287 | 1.0000 | 900 | 100 | | 56,388 |
| 51 Actual Front Feet, 0.27 Total Acres | | | | | | | Total Est. Land Value = | 56,388 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.90 | 96 | 46 | 1,276 |
| Wood Frame | 23.69 | 244 | 46 | 2,659 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,935 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,194 | 11,053 | 39,247 | | | 33,982C |
| 2023 | 25,061 | 9,762 | 34,823 | | | 32,364C |
| 2022 | 25,061 | 11,655 | 36,716 | | | 30,823C |
| 2021 | 25,061 | 10,943 | 36,004 | | | 29,839C |

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

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 80 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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 |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Low
Effec. Age: 50
Floor Area:
Total Base New : 60,791 E.C.F.
Total Depr Cost: 21,276 X 0.854
Estimated T.C.V: 18,170

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | WGEP (1 Story) |
| 12 | CPP |
| 24 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Low Blt 1960
(11) Heating System: Wall Furnace
Ground Area = 728 SF Floor Area = 728 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 | 648 | | |
| Addition | Siding | Crawl | 80 | | |
| | | | Total: | 38,688 | 13,541 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 1,460 |
| Public Water | | | 1 | 1,150 | 402 |
| Water Well, 200 Feet | | | 1 | 9,791 | 3,427 |
| Porches | | | | | |
| WGEP (1 Story) | | | 80 | 5,667 | 1,983 |
| CPP | | | 12 | 293 | 103 |
| Deck | | | | | |
| Treated Wood | | | 24 | 1,030 | 360 |
| | | | Totals: | 60,791 | 21,276 |

Notes: MOBILE HOME.
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 18,170

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

Parcel Number: 010-217-016-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22183 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | POLE BARN | 09/10/2014 | 14-242 | COMPLETE |
| | P.R.E. 100% 05/18/1994 | | HOUSE | 05/28/1993 | 93-334 | COMPLETE |
| Owner's Name/Address | MAP #: | | | | | |
| TOORONGIAN JEFFREY E<br>22183 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 372,091 TCV/TFA: 187.74 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 10.000 | Acres | 4,500 | 100 | | 45,000 |
| | | | 10.00 | Total Acres | | | Total Est. Land Value = | 45,000 |

Tax Description

P5-17-14 SEC 17 T54N R33W NE 1/4 OF NW 1/4 OF NW 1/4. 10 A.

Comments/Influences

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 163,546 | 186,046 | | | 110,444C |
| 2023 | 16,000 | 149,045 | 165,045 | | | 105,185C |
| 2022 | 16,000 | 130,573 | 146,573 | | | 100,177C |
| 2021 | 14,000 | 130,819 | 144,819 | | | 96,977C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1993 | 0 |

Condition: Very Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1216 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,982
Total Base New : 386,919 E.C.F.
Total Depr Cost: 332,748 X 0.983
Estimated T.C.V: 327,091

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 512 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |
| 444 | Treated Wood |

**(17) Garage**

Year Built: 2001
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: 952
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1993
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1216 SF Floor Area = 1982 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 1,021 | | |
| 1 Story | Siding | Basement | 195 | | |
| | | | Total: | 236,397 | 203,301 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,910 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,616 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| WGEP (1 Story) | | | 512 | 32,788 | 28,198 |
| WGEP (1 Story) | | | 48 | 5,819 | 5,004 |
| Deck | | | | | |
| Treated Wood | | | 444 | 6,833 | 5,876 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 952 | 34,862 | 29,981 |
| Door Opener | | | 2 | 1,070 | 920 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Storage Over Garage | | | 640 | 8,608 | 7,403 |
| Door Opener | | | 2 | 1,070 | 920 |
| Base Cost | | | 1280 | 44,493 | 38,264 |
| | | | Totals: | 386,919 | 332,748 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-217-016-25 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. |
|---|---|---|---|---|---|---|---|---|
| | | 93,500 | 08/01/1998 | WD | 03-ARM'S LENGTH | 144:636 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22079 DENTON RD

**Owner's Name/Address**

BLOUGH JASON RICHARD
22079 DENTON RD
CHASSELL MI 49916

**Tax Description**

P5-17-14A SEC 17 T54N R33W PRT OF N 1/2 OF N 1/2 OF NW 1/4, COM NW COR;
TH S 89 DEG 15' 0" E 662.58',
TH S 00 DEG 40' 38" W 659.63',
TH N 88 DEG 59' 01" W 662.59',
TH N 00 DEG 40' 38" E656.55' TO POB.
LESS THE WESTERLY 12.5 FEET THEREOF. 9.82 ACRES M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/31/1998

MAP #:

2024 Est TCV 539,660 TCV/TFA: 175.33

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 06/12/2007 | 07-143 | FOUNDATION |
| HOUSE | 08/19/2003 | 03-100 | FOUNDATION |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| SC | 11/11/2010 | DATA ENTER |
| LP | 08/14/2007 | INSPECTED |
| LP | 08/15/2007 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 9.820 Acres | | 4,543 | 100 | | 44,610 |
| | | | 9.82 Total Acres | | Total Est. Land Value = | | | 44,610 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,305 | 247,525 | 269,830 | | | 197,874C |
| 2023 | 15,880 | 225,433 | 241,313 | | | 188,452C |
| 2022 | 15,880 | 197,505 | 213,385 | | | 179,479C |
| 2021 | 13,790 | 205,771 | 219,561 | | | 173,746C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2003 | 0 |

Condition: Very Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| 5 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1152 S.F.
Crawl: 0 S.F.
Slab: 774 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | 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 |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 9
Floor Area: 3,078
Total Base New : 553,421 E.C.F.
Total Depr Cost: 503,611 X 0.983
Estimated T.C.V: 495,050

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 56 | WGEP (1 Story) |
| 192 | WGEP (1 Story) |
| 296 | WGEP (1 Story) |
| 420 | Treated Wood |

**(17) Garage**

Year Built: 2003
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: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2003
(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = 1926 SF Floor Area = 3078 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 | Slab | 308 | | |
| 2 Story | Siding | Basement | 1,152 | | |
| 1 Story | Siding | Slab | 466 | | |
| | | | Total: | 375,908 | 342,074 |
| Other Additions/Adjustments | | | | | |
| 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 | | | | | |
| WGEP (1 Story) | | | 56 | 6,400 | 5,824 |
| WGEP (1 Story) | | | 192 | 14,413 | 13,116 |
| WGEP (1 Story) | | | 296 | 19,222 | 17,492 |
| Deck | | | | | |
| Treated Wood | | | 420 | 6,594 | 6,001 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 624 | 30,932 | 28,148 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,391 |
| Door Opener | | | 2 | 1,070 | 974 |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | | |
| Base Cost | | | 400 | 20,588 | 18,735 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-217-016-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22415 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 06/18/2008 | 08-147 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| WITTING JOHN R & GERTRUDE R SUMMER<br>22415 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 497,844 TCV/TFA: 145.14 | | | | | |

X Improved | Vacant

Taxpayer's Name/Address

WITTING JOHN R & GERTRUDE R
7700 CONGRESS AE STE 1104
BOCA RATON FL 33487

Tax Description

P5-17-14B SEC 17 T54N R33W COM AT N 1/4 COR OF SEC, TH S 00 DEG 02' W 33' TO POB, TH S 00 DEG 02' W 270', TH N 89 DEG 58' W 814'; TH N 00 DEG 02' E 270', TH S 89 DEG 58' E 814' M/L TO POB. EXC P5-17-14E 3.45 AC M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/23/2008 | INSPECTED |
| LP | 10/24/2008 | DATA ENTER |
| JR | 07/22/2010 | INSPECTED |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 3.450 Acres | | 7,478 | 100 | | 25,800 |
| | | | 3.45 Total Acres | | Total Est. Land Value = | | | 25,800 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Metal Prefab | 14.86 | 288 | 46 | 1,969 |
| Wood Frame | 22.09 | 2232 | 46 | 22,680 |
| Total Estimated Land Improvements True Cash Value = | | | | 24,649 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,900 | 236,022 | 248,922 | | | 157,971C |
| 2023 | 11,175 | 215,715 | 226,890 | | | 150,449C |
| 2022 | 11,175 | 189,265 | 200,440 | | | 143,285C |
| 2021 | 8,588 | 189,103 | 197,691 | | | 138,708C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1994 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Laminate

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 752 S.F.
Crawl: 1208 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 451 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 3,430
Total Base New : 529,224 E.C.F.
Total Depr Cost: 455,132 X 0.983
Estimated T.C.V: 447,395

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 208 | WGEP (1 Story) |
| 36 | WGEP (1 Story) |
| 228 | Treated Wood |
| 156 | Treated Wood |

**(17) Garage**

Year Built: 2008
Car Capacity:
Class: B
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: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1994
(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = 1960 SF Floor Area = 3430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Crawl Space | 1,208 | | |
| 1.75 Story | Siding | Basement | 752 | | |
| | | | Total: | 406,330 | 349,445 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 451 | 15,826 | 13,610 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,574 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,910 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,616 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| WGEP (1 Story) | | | 208 | 15,211 | 13,081 |
| WGEP (1 Story) | | | 36 | 5,111 | 4,395 |
| Deck | | | | | |
| Treated Wood | | | 228 | 4,423 | 3,804 |
| Treated Wood | | | 156 | 3,443 | 2,961 |
| Garages | | | | | |
| Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 1008 | 55,349 | 47,600 |
| Door Opener | | | 2 | 1,498 | 1,288 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,493 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 4
Floor Area: 0
Total Base New : 0 E.C.F.
Total Depr Cost: 0 X 0.983
Estimated T.C.V: 0

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| | | | Totals: | 0 | 0 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 0

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

Parcel Number: 010-217-016-60 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 |
|---|---|---|---|---|---|---|
| DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| WITTING CONTRACTING<br>45070 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 18,200 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.550 Acres | | 11,742 | 100 | | 18,200 |
| | | | 1.55 Total Acres | | Total Est. Land Value = | | | 18,200 |

Tax Description

P5-17-14E
SEC 17 T54N R33W COM AT NW COR OF SD SEC 17; TH S 89 DEG 15"00" E, ALG N LINE OF SEC 17 (ALSO C/L OF 66'ROW OF DENTON ROAD-CO RD P103 1953.70'; TH S 00DEG 47'21" W, 33' TO A POINT ON S ROW, POB.
TH S 00 DEG 47'21" W 269.63';
TH S 89 DEG 15'00" E, 250';
TH N 00 DEG 47'21" E, 269.63' TO S ROW LINE;
TH N 89 DEG 15' 00" W ALG S ROW 250' M/L TO POB.
1.55 AC M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,100 | 0 | 9,100 | | | 378C |
| 2023 | 7,221 | 0 | 7,221 | | | 360C |
| 2022 | 7,221 | 0 | 7,221 | | | 343C |
| 2021 | 6,775 | 0 | 6,775 | | | 333C |

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

Parcel Number: 010-217-016-75 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. |
|---|---|---|---|---|---|---|---|---|
| KEMPPAINEN HAILEY E & PULL | WALKER JAMES | 130,000 | 07/12/2017 | WD | 03-ARM'S LENGTH | 2017/03621 | DEED | 100.0 |
| KEMPPAINEN ANDREW J | KEMPPAINEN HAILEY E & PULI | 124,000 | 05/29/2015 | WD | 03-ARM'S LENGTH | 2015/02722 | DEED | 0.0 |
| | | 73,070 | 10/01/2001 | WD | 03-ARM'S LENGTH | 156:70 | DEED | 0.0 |
| | | | | | | | | |

Property Address

22311 DENTON RD

Owner's Name/Address

WALKER JAMES
22311 DENTON RD
CHASSELL MI 49916

Tax Description

P5-17-14C1 SEC 17 T54N R33W
PARC IN NE 1/4 OF NW 1/4 COM @ NW COR, TH S 89 DEG 15' E 1647.94' TO POB. TH S 89 DEG 15' E 180.76'; TH S 00 DEG 47'21" W 302.63', TH S 89 DEG 15' E 205.94'; TH S 00 DEG 40'38" W 538.38; TH 88 DEG 59'01" W 414'; TH N 02 DEG 34' 48" E 839.51' M/L TO POB.
6.29 AC
&
SPLIT AND COMBINED FROM 217-006-85 IN 2015
ALSO PRT OF NE 1/4 OF NW 1/4; COM NW COR OF SEC 17; TH S 89 DEG 15' 00" E ALG N LINE OF SEC 17 ( BEING C/L OF 66' R/W OF DENTON RD) 1627.94' TO POB; COM S 89 DEG 15' 00" E 20.0' ALG N LINE OF SD SEC 17; TH S 02 DEG 34' 48" W 433.65'; TH N 87 DEG 25' 12" W 20.00'; TH N 02 DEG 34' 48"
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/24/2017

MAP #:

2024 Est TCV 237,147 TCV/TFA: 150.95

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 6.490 | Acres | 5,598 | 100 | | 36,333 |
| | | | 6.49 | Total Acres | | Total Est. Land Value = | | 36,333 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 37.05 | 48 | 46 | 818 |
| Total Estimated Land Improvements True Cash Value = | | | | 818 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,167 | 100,407 | 118,574 | | | 90,276C |
| 2023 | 13,618 | 91,629 | 105,247 | | | 85,978C |
| 2022 | 13,618 | 80,274 | 93,892 | | | 81,884C |
| 2021 | 10,373 | 80,410 | 90,783 | | | 79,269C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1571 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 24
Floor Area: 1,571
Total Base New : 267,263 E.C.F.
Total Depr Cost: 203,455 X 0.983
Estimated T.C.V: 199,996

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 25 | CPP |
| 37 | WCP (1 Story) |
| 160 | Brzwy, FW |

**(17) Garage**

Year Built: 1980
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1587
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1571 SF Floor Area = 1571 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,315 | | | |
| 1 Story | Siding | Crawl Space | 256 | | | |
| | | | Total: | 194,651 | 147,935 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,618 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,998 | |
| Porches | | | | | | |
| CPP | | | 25 | 704 | 535 | |
| WCP (1 Story) | | | 37 | 2,533 | 1,925 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,997 | |
| Door Opener | | | 2 | 1,070 | 813 | |
| Base Cost | | | 1587 | 55,164 | 41,925 | |
| Breezeways | | | | | | |
| Frame Wall | | | 160 | 8,379 | 6,703 | *8 |
| | | | Totals: | 267,263 | 203,455 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 199,996

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

Parcel Number: 010-217-017-00 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

BEAR PAW RD

Owner's Name/Address

ACHTENBERG CONSTANCE MABEL
REV TRUST
17950 MAHRLE RD
MANCHESTER MI 48158

Tax Description

P5-17-15 SEC 17 T54N R33W PRT OF N 1/2 OF NW 1/4; COM @ NW COR SEC 17; TH S 00 DEG 27' E ALG W LN OF SEC 1320.64' TO N 1/16 COR ON W LN; TH N89 DEG 33'38" E ALG S LN OF SD N 1/2 OF NW 1/4 1290.20' TO PIN & POB; TH N 00 DE08'32" E 265.85' TO PIN; TH S 89 DEG 51' 28" E 1790.70' TO PIN; TH S 00 DEG 08' 32" W 250.40' TO PIN ON S LN OF GOV'T LOT 1; TH S 89 DEG 55'46" W ALG SD S LN 425.80' TO SW COR OF GOV'T LOT 1; TH S 89 DEG 33'38" W ALG S LN OF N 1/2 OF NW 1/4 761.06' M/L TO POB. 10.57 A M/L HAS EASEMENT SEE LIB 151 PG 14

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 46,368

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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 |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 10.570 Acres | | 4,387 | 100 | | 46,368 |
| | | | 10.57 Total Acres | | Total Est. Land Value = | | | 46,368 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 23,184 | 0 | 23,184 | | | 6,156C |
| 2023 | 16,570 | 0 | 16,570 | | | 5,863C |
| 2022 | 16,570 | 0 | 16,570 | | | 5,584C |
| 2021 | 14,228 | 0 | 14,228 | | | 5,406C |

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

Parcel Number: 010-217-017-25 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. |
|---|---|---|---|---|---|---|---|---|
| | | 45,000 | 05/01/2000 | WD | 03-ARM'S LENGTH | 150:840 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

DENTON RD

Owner's Name/Address

JAEHNIG GEORGE F & MICHELLE A
22670 MILLENBACH LANE
CHASSELL MI 49916

Tax Description

P5-17-15H SEC 17 T54N R33W PRT OF N 1/2 OF NW 1/4; COM @ NW COR; THS 00 DEG 27' E ALG W LN 1056.66';TH N 89 DEG 51'28" E 12.50' TO 1/2" CP BEING POBTH S 89 DEG 51'28" E 787.50' TO 1/2" CP TH N 00 DEG 08'32" E 215' TO 1/2" CP; THS 89 DEG 51'28" 103.41' TO 1/2" CP; TH S 00 DEG 08'32" W 175' TO 1/2" CP; THS 89 DEG 51'28" E 176' TO 1/2" CP;TH S 00 DEG08'32" W 25' TO 1/2" CP; TH S 89 DEG 51'28" E 213.45' TO 1/2" CP; TH S 00 DEG 08 32" W 265.85' TO 1/2" CP ON S LN OF SD N 1/2 OF NW 1/4; TH S 89 DEG 33'38" W 1277.70' TO 1/2" CP; TH N 00 DEG 27' W 263.84' MORE OR LESS TO POB. 8.30 AC M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 41,317

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 8.300 | Acres | 4,978 | 100 | | 41,317 |
| | | | 8.30 | Total Acres | | Total Est. Land Value = | | 41,317 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 20,659 | 0 | 20,659 | | | 6,198C |
| 2023 | 14,867 | 0 | 14,867 | | | 5,903C |
| 2022 | 14,867 | 0 | 14,867 | | | 5,622C |
| 2021 | 12,017 | 0 | 12,017 | | | 5,443C |

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

Parcel Number: 010-217-017-30 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. |
|---|---|---|---|---|---|---|---|---|
| VANKARSEN CHARLES D & LOIS | VAN KARSEN FAMILY TRUST | 0 | 06/26/2014 | QC | 03-ARM'S LENGTH | 2014/03974 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

VAN KARSEN FAMILY TRUST
45847 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-17-15I
SEC 17 T54N R33W
PRT OF GOV'T LOT 1; COM @ N 1/4 COR; TH S 0 DEG 59'59" E ALG N-S 1/4 LN 945.37'; TH DUE E 1029.80' TO PIN ON E ROW OF SOORR BEING POB; TH N 06 DEG 18'56" E ALG ROW 100.58' TO PIPE; TH S 89 DEG 51'28" E 19.20' TO PIN & SHORE OF PORTAGE LAKE TH S 13 DEG 38'48" W ALG SHORE 102.84' TO PIN; TH N 89 DEG 51'28" W 6' M/L TO POB.
.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 33,545

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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 |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 102.84 | 52.00 | 1.0000 | 0.5888 | 554 | 100 | | 33,545 |
| 103 Actual Front Feet, 0.12 Total Acres | | | | | | | Total Est. Land Value = | 33,545 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,773 | 0 | 16,773 | | | 1,654C |
| 2023 | 16,773 | 0 | 16,773 | | | 1,576C |
| 2022 | 19,679 | 0 | 19,679 | | | 1,501C |
| 2021 | 21,193 | 0 | 21,193 | | | 1,454C |

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

Parcel Number: 010-217-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 08/01/1999 | WD | 03-ARM'S LENGTH | 148:312 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22421 DENTON RD

**Owner's Name/Address**

WITTING JOHN R & GERTRUDE R
SUMMER
22415 DENTON RD
CHASSELL MI 49916

**Taxpayer's Name/Address**

WITTING JOHN R & GERTRUDE R
7700 CONGRESS AVE STE 1104
BOCA RATON FL 33487

**Tax Description**

P5-17-15A
SEC 17 T54N R33W PARC IN NE 1/4 OF NW 1/4; COM @ NW COR OF SD SEC 17; TH 89 DEG 15' E ALG N LN ALSO C/L OF DENTON RD ROW 1828.70'; TH S 00 DEG 47' 21" W 302.63'; TH S 89 DEG 15' E 205.94' TO POB; TH S 00 DEG 40' 38"W 538.38'; TH S 88 DEG 59'01" E 725.26'; TH N 01 DEG 00'58" E 174.88'; TH N 88 DEG 59'01" W 385.20'; TH N 00 DEG 35' E 365.08'; TH N 89 DEG 15' W 340.49' TO POB. 5.77 AC M/L

**Comments/Influences**

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 42,371 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 5.770 Acres | | 5,766 | 100 | | 33,273 |
| | | | 5.77 Total Acres | | Total Est. Land Value = | | | 33,273 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,637 | 4,549 | 21,186 | | | 10,591C |
| 2023 | 13,078 | 4,146 | 17,224 | | | 10,087C |
| 2022 | 13,078 | 3,632 | 16,710 | | | 9,607C |
| 2021 | 10,193 | 0 | 10,193 | | | 5,853C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 16
Floor Area: 0
Total Base New : 11,018 E.C.F.
Total Depr Cost: 9,255 X 0.983
Estimated T.C.V: 9,098

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 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=84/100/100/100/84
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Pole (Unfinished) | | | | | |
| Base Cost | | | 320 | 11,018 | 9,255 |
| | | | Totals: | 11,018 | 9,255 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 9,098

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

Parcel Number: 010-217-018-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 89,000 | 01/01/2003 | WD | 03-ARM'S LENGTH | 160:253 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22001 DENTON RD

**Owner's Name/Address**

VOGHT WILLIAM P II & RACHEL M
409 MEMORIAL RD
HOUGHTON MI 49931

**Tax Description**

SEC 17 T54N R33W
A PARC IN S 1/2 OF N 1/2 OF NW 1/4 D/F;
COM @ NW COR ;TH S ALG SEC LINE 660' TO N LINE OF S 1/2 OF N 1/2 OF NW 1/4, POB;
TH E ALG SD N LINE 400';
TH S 400';
TH W 400' TO W SEC LINE;
TH N ALG SD SEC LINE TO POB.
EXC THE W 12.5' THEREOF 3.29 AC M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #: P5-17-15A1
2024 Est TCV 211,841 TCV/TFA: 220.67

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 01/23/2022 | 2022-999-015 | FOUNDATION |
| ALTER | 05/18/2009 | 09-050 | FOUNDATION |
| GARAGE | 06/29/2005 | 05-159 | FOUNDATION |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 3.290 Acres | | 7,647 | 100 | | 25,160 |
| | | | 3.29 Total Acres | | Total Est. Land Value = | | | 25,160 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Concrete | 6.82 | 96 | 84 | 550 |
| Wood Frame | 25.77 | 160 | 84 | 3,463 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,013 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,580 | 93,341 | 105,921 | | | 105,921S |
| 2023 | 10,935 | 99,779 | 110,714 | | | 69,639C |
| 2022 | 10,935 | 88,332 | 99,267 | | | 66,323C |
| 2021 | 8,468 | 83,041 | 91,509 | | | 64,205C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 960 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:
1

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 26
Floor Area: 960
Total Base New : 219,527 E.C.F.
Total Depr Cost: 185,827 X 0.983
Estimated T.C.V: 182,668

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 344 | Treated Wood |
| 48 | Treated Wood |

**(17) Garage**

Year Built: 1996
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 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 | 960 | | | *8 |
| | | | Total: | 143,957 | 120,838 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,910 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 | |
| Deck | | | | | | |
| Treated Wood | | | 344 | 5,783 | 4,973 | |
| Treated Wood | | | 48 | 1,693 | 1,456 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Door Opener | | | 1 | 535 | 460 | |
| Base Cost | | | 1200 | 37,776 | 32,487 | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 432 | 17,846 | 15,348 | |
| Lump Sum Items | | | | | | |
| ALTERATION | | | | 0 | 0 | |
| | | | Totals: | 219,527 | 185,827 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 182,668

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

Parcel Number: 010-217-019-00 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**

45841 US HIGHWAY 41

**Owner's Name/Address**

MARANATHA FREE LUTHERAN CHURCH
45841 US HIGHWAY 41
CHASSELL MI 49916

**Taxpayer's Name/Address**

MARANATHA FREE LUTHERAN CHURCH
45841 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-17-15B SEC 17 T54N R33W PART OF S 1/2 OF N 1/2 OF NW 1/4 & THE S1/2 OF GOV'T LOT 1, SEC 17 T54N R33W D/F, COM AT THE NW COR OF SEC 17, TH S ALONG THE W BDRY LINE OF SAID SEC 660', TH E ALONG THE EXISTING FENCE LINE TO THE W R/W LINE OF HWY US 41, TH S 6 DEG - 20' W 180' ALONG SAID HWY R/W TO POB, TH CONT S 6 DEG - 20' W 45' ALONG SAID R/W, TH W 200', TH N 44.7', TH E 205' TOPOB. .20 A.

**Comments/Influences**

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 0.200 Acres | | 50,000 | 100 | | 10,000 |
| | | | 0.20 Total Acres | | | Total Est. Land Value = | | 10,000 |

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

Desc. of Bldg/Section:
Calculator Occupancy: Religious Buildings - Fellowship Halls

Class: D
Floor Area: 2,156
Gross Bldg Area: 2,156
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 31
Physical %Good: 53
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Electric, Cable or Baseboard 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2156
Ave. Perimeter: 207
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 207

Base Rate for Upper Floors = 88.11

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 12.82 100%
Adjusted Square Foot Cost for Upper Floors = 100.93

Total Floor Area: 2,156 Base Cost New of Upper Floors = 217,605

Reproduction/Replacement Cost = 217,605
Eff.Age:31 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 115,331

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 98,492
Replacement Cost/Floor Area= 100.93 Est. TCV/Floor Area= 45.68

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| | 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

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

Parcel Number: 010-217-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| VANKARSEN CHARLES D & LOIS | VAN KARSEN FAMILY TRUST | 0 | 06/26/2014 | QC | 03-ARM'S LENGTH | 2014/03975 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45847 US HIGHWAY 41

Owner's Name/Address

VAN KARSEN FAMILY TRUST
45847 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-17-15D SEC 17 T54N R33W PART OF S 1/2 OF GOV'T LOT 1 D/F, COM AT NW COR OF SEC 17, TH S 660', TH E TO A PT 824.86' W OF W'LY BDRY OF HWY 41 FEING POB, TH E 500', TH S 185', TH W 500', TH N 185' TO POB. 2.12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/12/2019

MAP #:

2024 Est TCV 451,215 TCV/TFA: 128.33

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 08/15/2016 | 2016-031-175 | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 2.120 Acres | | 9,717 | 100 | | 20,600 |
| | | | 2.12 Total Acres | | Total Est. Land Value = | | | 20,600 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,300 | 215,308 | 225,608 | | | 100,995C |
| 2023 | 8,632 | 203,135 | 211,767 | | | 96,186C |
| 2022 | 8,632 | 182,483 | 191,115 | | | 91,606C |
| 2021 | 7,120 | 171,561 | 178,681 | | | 88,680C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 2140 S.F.
Crawl: 1376 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 3,516
Total Base New : 475,938 E.C.F.
Total Depr Cost: 385,510 X 1.117
Estimated T.C.V: 430,615

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 576 | CPP |
| 216 | WGEP (1 Story) |
| 72 | Treated Wood |

**(17) Garage**

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: 244
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area: 144
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 3516 SF Floor Area = 3516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 320 | | |
| 1 Story | Siding | Crawl Space | 1,056 | | |
| 1 Story | Siding | Basement | 864 | | |
| 1 Story | Siding | Basement | 1,276 | | |
| | | | Total: | 421,938 | 341,770 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,683 |
| Porches | | | | | |
| CPP | | | 576 | 8,692 | 7,041 |
| WGEP (1 Story) | | | 216 | 15,634 | 12,664 |
| Deck | | | | | |
| Treated Wood | | | 72 | 2,094 | 1,696 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 244 | 13,967 | 11,313 |
| Door Opener | | | 1 | 535 | 433 |
| Basement Garage: 2 Car | | | 1 | 3,554 | 2,879 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,184 |
| Public Sewer | | | 1 | 1,462 | 1,184 |
| Carports | | | | | |
| Aluminum | | | 144 | 2,053 | 1,663 |
| | | | Totals: | 475,938 | 385,510 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-217-022-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45841 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MARANATHA FREE LUTHERAN CHURCH<br>45841 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 0.780 Acres | | 50,000 | 100 | | 39,000 |
| | | | 0.78 Total Acres | | | Total Est. Land Value = | | 39,000 |

Public Improvements

- 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

Tax Description

P5-17-15E SEC 17 T54N R33W A PARCEL OF LAND IN THE S 1/2 OF GOV'T LOT 1, SEC 17 T54N R33W D/F, COM AT NW COR OF SEC 17, TH S ALONG W LINE OF SD SEC 660', TH E ALONG EXISTING FENCE LINE TO THE W R/W OF US 41 TO POB, TH S 6 DEG 20' W 180', TH W 305', TH N 179' M/L, TH E 325' M/L TO POB EXCEPT PARCEL SOLD ON CODE P5-17-15F. .78 A.

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

Parcel Number: 010-217-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| VANKARSEN CHARLES D & LOIS | VAN KARSEN FAMILY TRUST | 0 | 06/26/2014 | QC | 03-ARM'S LENGTH | 2014/03975 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

US HIGHWAY 41

**Owner's Name/Address**

VAN KARSEN FAMILY TRUST
45847 US HIGHWAY 41
CHASSELL MI 49916

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/19/2019

MAP #:

2024 Est TCV 6,760

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.520 Acres | | 13,000 | 100 | | 6,760 |
| | | | 0.52 Total Acres | | Total Est. Land Value = | | | 6,760 |

**Tax Description**

P5-17-15F SEC 17 T54N R33W A PARCEL OF LAND IN THE S 1/2 OF GOV'T LOT 1, SEC 17 T54N R33W D/F, COM AT NW COR OF SD SEC, TH S ALONG W LINE 660', TH E ALONG EXISTING FENCE LINE TO A POINT 325' W OF THE W R/W LINE OF US 41 POB, TH S 223.71' M/L, TH E 100', TH N 225', TH W 100' TO POB. .52 A.

**Comments/Influences**

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,380 | 0 | 3,380 | | | 2,625C |
| 2023 | 2,500 | 0 | 2,500 | | | 2,500S |
| 2022 | 2,500 | 0 | 2,500 | | | 2,500S |
| 2021 | 2,938 | 0 | 2,938 | | | 2,538C |

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

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

Parcel Number: 010-217-024-00 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. |
|---|---|---|---|---|---|---|---|---|
| NELSON DAVID A & NANCY T | ANDREWS PHILIP & MORGAN MI | 256,500 | 09/20/2006 | WD | 03-ARM'S LENGTH | 169/354 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22580 MILLENBACH LANE

Owner's Name/Address

EGGART BRIAN & MICHELLE JARVIE-
22580 MILLENBACH LN
CHASSELL MI 49916

Tax Description

P5-17-15G SEC 17 T54N R33W PAR OF LAND IN S 1/2 OF GOV'T LOT 1 SEC 17 D/F, COM AT NW COR OF SEC 17 TH S ALG W BDRY LINE OF SD SEC 845' TO A PT 185' S OF AN EXISTING FENCE LINE, TH E ON A LINE PAR TO EXISTING FENCE LINE TO A PT 2655' W OF W'LY BDRY OF R/W OF US 41 POB TH CONT E 2 200' ON A LINE PAR TO FENCE LINE TO A PT 455' W OF W'LY BDRY OF US41TH S 200',TH W 2,024' TH N 25' TH W 176'TH N 175' TO POB. 10 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/29/2022

MAP #:

2024 Est TCV 370,882 TCV/TFA: 122.65

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 04/26/2007 | 07-031 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/28/2006 | INSPECTED |
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 10.000 Acres | | 4,500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 45,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Concrete | 6.82 | 720 | 0 | 0 |
| Wood Frame | 22.50 | 360 | 46 | 3,726 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,726 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 162,941 | 185,441 | | | 173,488C |
| 2023 | 16,000 | 197,534 | 213,534 | 165,227M | | 165,227S |
| 2022 | 16,000 | 182,890 | 198,890 | | | 126,191C |
| 2021 | 14,000 | 171,911 | 185,911 | | | 122,160C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MINE HOUSE

| Yr Built | Remodeled |
|---|---|
| 0 | 1970 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| 5 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1512 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | 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 |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Wood Stove |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 41
Floor Area: 3,024
Total Base New : 454,815 E.C.F.
Total Depr Cost: 268,342 X 0.983
Estimated T.C.V: 263,780

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | WGEP (1 Story) |
| 216 | WGEP (1 Story) |
| 256 | WCP (1 Story) |
| 25 | Treated Wood |
| 426 | Treated Wood |

**(17) Garage**

Year Built: 1995
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 1156
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MINE HOUSE Cls C Blt 0
(11) Heating System: Forced Hot Water
Ground Area = 1512 SF Floor Area = 3024 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 | 1,512 | | |
| | | | Total: | 340,454 | 200,868 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,683 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,551 |
| Porches | | | | | |
| WGEP (1 Story) | | | 120 | 10,723 | 6,327 |
| WGEP (1 Story) | | | 216 | 15,634 | 9,224 |
| WCP (1 Story) | | | 256 | 9,024 | 5,324 |
| Deck | | | | | |
| Treated Wood | | | 25 | 1,158 | 683 |
| Treated Wood | | | 426 | 6,654 | 3,926 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | | |
| Door Opener | | | 2 | 1,070 | 631 |
| Base Cost | | | 1156 | 45,130 | 26,627 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 450 |
| Vent Fan | | | 1 | 309 | 182 |
| Fireplaces | | | | | |
| Interior 2 Story | | | 1 | 6,506 | 3,839 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2007 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 0
Total Base New : 69,054 E.C.F.
Total Depr Cost: 59,386 X 0.983
Estimated T.C.V: 58,376

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 28 | WCP (1 Story) |

**(17) Garage**

Year Built:
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: 1144
% Good: 0
Storage Area: 1144
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2007
(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories Exterior Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Porches | | | |
| WCP (1 Story) | 28 | 2,078 | 1,787 |
| Garages | | | |
| Class: C Exterior: Block Foundation: 42 Inch (Finished) | | | |
| Storage Over Garage | 1144 | 15,387 | 13,233 |
| Door Opener | 2 | 1,070 | 920 |
| Base Cost | 1144 | 50,519 | 43,446 |
| | Totals: | 69,054 | 59,386 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 58,376

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

Parcel Number: 010-217-025-00 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 |
|---|---|---|---|---|---|---|
| 45615 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 06/17/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHAPUT BERNARD & GILLIS JAMES M<br>45615 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 52,999 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 13.333 Acres | | 3,975 | 100 | | 52,999 |
| | | | 13.33 Total Acres | | Total Est. Land Value = | | | 52,999 |

Public Improvements

- 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

Tax Description

P5-17-16 SEC 17 T54N R33W E 1/3 OF SW 1/4 OF NW 1/4. 13 1/3 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,500 | 0 | 26,500 | | | 5,759C |
| 2023 | 19,333 | 0 | 19,333 | | | 5,485C |
| 2022 | 19,333 | 0 | 19,333 | | | 5,224C |
| 2021 | 15,333 | 0 | 15,333 | | | 5,058C |

| Who | When | What |
|---|---|---|
| SC | 11/11/2010 | DATA ENTER |
| JR | 07/21/2010 | INSPECTED |

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

Parcel Number: 010-217-026-00 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 |
|---|---|---|---|---|---|---|
| US HWY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| LAHTI TERRY & DORAN PAULA<br>21504 LAHTI RD<br>HOUGHTON MI 49931 | 2024 Est TCV 76,667 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 26.667 Acres | | 2,875 | 100 | | 76,667 |
| | | | 26.67 Total Acres | | Total Est. Land Value = | | | 76,667 |

Public Improvements

- 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

Tax Description

P5-17-16A SEC 17 T54N R33W W 2/3 OF SW 1/4 OF NW 1/4. 26 2/3 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 38,334 | 0 | 38,334 | | | 5,759C |
| 2023 | 26,667 | 0 | 26,667 | | | 5,485C |
| 2022 | 26,667 | 0 | 26,667 | | | 5,224C |
| 2021 | 20,167 | 0 | 20,167 | | | 5,058C |

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

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

Parcel Number: 010-217-027-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45615 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 06/17/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHAPUT BERNARD & GILLIS JAMES M<br>45615 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 84,000 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 40.00 Acres | | 2100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

Tax Description

P5-17-17 SEC 17 T54N R33W SE 1/4 OF NW 1/4. 40 A.

Comments/Influences

Public Improvements

- 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 |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 8,552C |
| 2023 | 38,000 | 0 | 38,000 | | | 8,145C |
| 2022 | 38,000 | 0 | 38,000 | | | 7,758C |
| 2021 | 38,800 | 0 | 38,800 | | | 7,511C |

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

Parcel Number: 010-217-028-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45492 COTTAGE ROW | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 07/29/1999 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BLAKE CYNTHIA M TRUST<br>45492 COTTAGE ROW<br>CHASSELL MI 49916 | 2024 Est TCV 310,224 TCV/TFA: 180.57 | | | | | |

X Improved | Vacant

Taxpayer's Name/Address

BLAKE CYNTHIA M TRUST
45492 COTTAGE ROW
CHASSELL MI 49916

Tax Description

P5-17-18 SEC 17 T54N R33W PART OF GOV'T LOT 3 D/F FROM W 1/4 POST SEC 17, TH S 89 DEG 59' E 3485.8' ALG E/W C/L TO PIPE ON E SIDE OF ROW OF RR TO POB;
TH S 06 DEG 20' W 90' ALG SD ROW
TH S 89 DEG 59' E 240' M/L TO SHORE OF PORTAGE LK;
TH N'LY 90' M/L ALG SHORE
TH N 89 DEG 59' W 270'M/L TO POB. .53 AC M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 90.00 | 255.00 | 1.0000 | 1.3038 | 910 | 100 | | 106,785 |
| 90 Actual Front Feet, 0.53 Total Acres | | | | | | | Total Est. Land Value = | 106,785 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Metal Prefab | 18.48 | 96 | 46 | 816 |
| Wood Frame | 28.90 | 96 | 46 | 1,276 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,092 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 53,393 | 101,719 | 155,112 | | | 77,547C |
| 2023 | 53,040 | 96,149 | 149,189 | | | 73,855C |
| 2022 | 52,806 | 86,377 | 139,183 | | | 70,339C |
| 2021 | 49,872 | 81,203 | 131,075 | | | 68,092C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1718 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 1,718
Total Base New : 253,883 E.C.F.
Total Depr Cost: 180,257 X 1.117
Estimated T.C.V: 201,347

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 280 | CPP |
| 24 | WGEP (1 Story) |

**(17) Garage**

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: 240
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1960
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1718 SF Floor Area = 1718 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,718 | | |
| | | | Total: | 224,857 | 159,648 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,160 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 |
| Porches | | | | | |
| CPP | | | 280 | 4,463 | 3,169 |
| WGEP (1 Story) | | | 24 | 2,414 | 1,714 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 240 | 13,810 | 9,805 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,866 |
| Door Opener | | | 1 | 535 | 380 |
| | | | Totals: | 253,883 | 180,257 |

Notes:

ECF (LAKE) 1.117 => TCV: 201,347

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

Parcel Number: 010-217-029-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45480 COTTAGE ROW | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MACINNES JERRY<br>MACINNES FAMILY TRUST<br>1000 BLUFF VIEW DR, APT 201<br>HOUGHTON MI 49931 | 2024 Est TCV 309,874 TCV/TFA: 189.87 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 55.00 | 235.00 | 1.0000 | 1.2517 | 910 | 100 | | 62,646 |
| 55 Actual Front Feet, 0.30 Total Acres | | | | | | | Total Est. Land Value = | 62,646 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 288 | 93 | 2,344 |
| Wood Frame | 23.03 | 308 | 46 | 3,263 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,607 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-17-19 SEC 17 T54N R33W PART OF GOV'T LOT 3 D/F FROM W 1/4 POST SEC 17, TH S 89 DEG 59' E 3485.8', TH S 6 DEG 20' W 90' TO POB, TH S 89 DEG 59' E 240' TO SHORE PORTAGE L, TH S'LY 55', TH N 89 DEG 59' W 240', TH N 6 DEG 20' E 55' TO POB ALSO KNOWN AS LOT 2 OF MANN PLAT, .27 ACRE

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 31,323 | 123,614 | 154,937 | | | 67,290C |
| 2023 | 31,117 | 116,559 | 147,676 | | | 64,086C |
| 2022 | 30,979 | 104,714 | 135,693 | | | 61,035C |
| 2021 | 29,258 | 98,419 | 127,677 | | | 59,086C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1989 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 816 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 12
Floor Area: 1,632
Total Base New : 246,188 E.C.F.
Total Depr Cost: 216,312 X 1.117
Estimated T.C.V: 241,621

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |
| 32 | WGEP (1 Story) |
| 399 | Treated Wood |
| 32 | Wood Balcony |

**(17) Garage**

Year Built: 1989
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: 416
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1989
(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 1632 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 | Crawl Space | 336 | | | |
| 2 Story | Siding | Crawl Space | 480 | | | |
| | | | Total: | 185,635 | 163,359 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,677 | |
| Vent Fan | | | 2 | 495 | 436 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,190 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,314 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 144 | 11,949 | 10,276 | *8 |
| WGEP (1 Story) | | | 32 | 4,764 | 4,097 | *8 |
| Deck | | | | | | |
| Treated Wood | | | 399 | 6,372 | 5,607 | |
| Balcony | | | | | | |
| Wood Balcony | | | 32 | 1,276 | 1,123 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 416 | 19,506 | 17,165 | |
| Door Opener | | | 1 | 535 | 471 | |
| Fireplaces | | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,597 | |
| | | | Totals: | 246,188 | 216,312 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-217-030-00 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 | 04/01/1996 | WD | 03-ARM'S LENGTH | 134:759 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45472 COTTAGE ROW

Owner's Name/Address

CREP MARGARET A
45472 COTTAGE ROW
CHASSELL MI 49916

Tax Description

P5-17-19A SEC 17 T54N R33W PART OF GOV'T LOT 3 D/F, FROM W 1/4 POSTSEC 17, GO S 89 DEG 59' E ALONG E/W SEC LINE OF SEC 17 3485.8' TO E SIDE OF R/W OF DSS & A RR, TH S 6 DEG 20' W ALONG SD R/W 145' TO POB TH S 89 DEG 59' E 240' M/L TO SHORE OF PORTAGE LAKE, TH S'LY ALONG SD SHORE 55' M/L, TH N 89 DEG 59' W 270' M/L TO E BDRY OF R/W OF DSS & A RR, TH N 6 DEG 20' E ALONG SD R/W 55' TO POB. .32 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/29/1995

MAP #:

2024 Est TCV 277,863 TCV/TFA: 156.10

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 55.00 | 270.00 | 1.0000 | 1.3416 | 910 | 100 | | 67,149 |
| 55 Actual Front Feet, 0.34 Total Acres | | | | | | | Total Est. Land Value = | 67,149 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.08 | 128 | 46 | 1,594 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,594 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 33,575 | 105,357 | 138,932 | | | 78,548C |
| 2023 | 33,353 | 99,386 | 132,739 | | | 74,808C |
| 2022 | 33,206 | 89,281 | 122,487 | | | 71,246C |
| 2021 | 31,361 | 83,932 | 115,293 | | | 68,970C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 504 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 17
Floor Area: 1,780
Total Base New : 225,663 E.C.F.
Total Depr Cost: 187,216 X 1.117
Estimated T.C.V: 209,120

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 56 | Treated Wood |
| 90 | Treated Wood |
| 144 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1208 SF Floor Area = 1780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 704 | | | |
| 1 Story | Siding | Slab | 64 | | | |
| 1.5 Story | Siding | Slab | 440 | | | |
| | | | Total: | 210,792 | 174,957 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,952 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,182 | |
| Deck | | | | | | |
| Treated Wood | | | 56 | 1,842 | 1,492 | *8 |
| Treated Wood | | | 90 | 2,372 | 1,921 | *8 |
| Treated Wood | | | 144 | 3,267 | 2,712 | |
| | | | Totals: | 225,663 | 187,216 | |

Notes:

ECF (LAKE) 1.117 => TCV: 209,120

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

Parcel Number: 010-217-031-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 230,000 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:698 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45450 COTTAGE ROW

**Owner's Name/Address**

BEKKALA JOHN D & SARAH
45450 COTTAGE ROW
CHASSELL MI 49916

**Taxpayer's Name/Address**

BEKKALA JOHN D & SARAH
45450 COTTAGE ROW
CHASSELL MI 49916

**Tax Description**

P5-17-20 SEC 17 T54N R33W
PART OF GOV'T LOT 3 D/F FROM W 1/4 POST SEC 17,
TH S 89 DEG 59' E 3485.8', TH S 6 DEG 20' W 200' TO POB, TH S 89 DEG 59' E 270' TO SHORE PORTAGE L, TH S'LY 100', TH N 89 DEG 59' W 298', TH N 6 DEG 20' E 100' TO POB ALSO KNOWN AS LOT 3 MANN PLAT. .65 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 02/11/2004
MAP #:
2024 Est TCV 437,121 TCV/TFA: 157.18

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[X] Improved [ ] Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.00 | 298.00 | 1.0000 | 1.4095 | 910 | 100 | | 128,264 |
| 100 Actual Front Feet, 0.68 Total Acres | | | | | | | Total Est. Land Value = | 128,264 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 64,132 | 154,429 | 218,561 | | | 161,674C |
| 2023 | 63,709 | 146,032 | 209,741 | | | 153,976C |
| 2022 | 63,427 | 131,201 | 194,628 | | | 146,644C |
| 2021 | 59,904 | 123,332 | 183,236 | | | 141,960C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 297 S.F.
Crawl: 1254 S.F.
Slab: 1113 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 32
Floor Area: 2,781
Total Base New : 408,781 E.C.F.
Total Depr Cost: 276,506 X 1.117
Estimated T.C.V: 308,857

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 204 | CPP |
| 108 | Treated Wood |
| 312 | Treated Wood |
| 448 | Treated Wood |
| 378 | Treated Wood |

**(17) Garage**

Year Built: 1960
Car Capacity: 3
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 624
% Good: 66
Storage Area: 624
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2664 SF Floor Area = 2781 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.25 Story | Siding | Slab | 468 | | | |
| 1 Story | Siding | Slab | 80 | | | |
| 1 Story | Siding | Slab | 121 | | | |
| 1 Story | Siding | Crawl Space | 722 | | | |
| 1 Story | Siding | Basement | 297 | | | |
| 1 Story | Siding | Crawl Space | 532 | | | |
| 1 Story | Siding | Slab | 444 | | | |
| | | | Total: | 321,108 | 218,354 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,092 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,237 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,788 | |
| Porches | | | | | | |
| CPP | | | 204 | 3,582 | 2,364 | *6 |
| Deck | | | | | | |
| Treated Wood | | | 108 | 2,658 | 1,754 | *6 |
| Treated Wood | | | 312 | 5,426 | 3,581 | *6 |
| Treated Wood | | | 448 | 6,872 | 4,536 | *6 |
| Treated Wood | | | 378 | 6,158 | 4,064 | *6 |
| Garages | | | | | | |
| Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 624 | 36,928 | 24,372 | *6 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-217-032-00 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**

45440 COTTAGE ROW

**Owner's Name/Address**

STROBEL JUNE TRUST & VANDETTE R
45440 COTTAGE ROW
CHASSELL MI 49916

**Taxpayer's Name/Address**

STROBEL JUNE TRUST & VANDETTE R
13273 APT 303 WHITEMARSH LN
FORT MYERS FL 33912

**Tax Description**

P5-17-21 SEC 17 T54N R33W
PART OF GOV'T LOT 3 D/F FROM W 1/4 POST SEC 17, TH S 89 DEG 59' E 3485.8', TH S 6 DEG 20' W 300' TO POB, TH S 89 DEG 59' E 298' TO SHORE PORTAGE L, TH S'LY 100', TH N 89 DEG 59' W 298', TH N 6 DEG 20' E 100' TO POB
ALSO KNOWN AS LOT 4 OF MANN PLAT. .68 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 367,672 TCV/TFA: 202.46

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.00 | 298.00 | 1.0000 | 1.4095 | 910 | 100 | | 128,264 |
| 100 Actual Front Feet, 0.68 Total Acres | | | | | | | Total Est. Land Value = | 128,264 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 255 | 93 | 1,897 |
| D/W/P: 5in Ren. Conc. | 8.75 | 288 | 93 | 2,344 |
| Wood Frame | 25.44 | 168 | 46 | 1,966 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,207 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 64,132 | 119,704 | 183,836 | | | 79,641C |
| 2023 | 63,709 | 113,102 | 176,811 | | | 75,849C |
| 2022 | 63,427 | 101,612 | 165,039 | | | 72,238C |
| 2021 | 59,904 | 95,501 | 155,405 | | | 69,931C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1176 S.F.
Crawl: 640 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 26
Floor Area: 1,816
Total Base New : 282,126 E.C.F.
Total Depr Cost: 208,774 X 1.117
Estimated T.C.V: 233,201

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | WGEP (1 Story) |
| 412 | Treated Wood |

**(17) Garage**

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: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1816 SF Floor Area = 1816 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 | 1,176 | | |
| 1 Story | Siding | Crawl Space | 640 | | |
| | | | Total: | 241,213 | 178,498 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 192 | 14,413 | 10,666 |
| Deck | | | | | |
| Treated Wood | | | 412 | 6,510 | 4,817 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 320 | 16,531 | 12,233 |
| Door Opener | | | 1 | 535 | 396 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,082 |
| Public Sewer | | | 1 | 1,462 | 1,082 |
| | | | Totals: | 282,126 | 208,774 |

Notes:

ECF (LAKE) 1.117 => TCV: 233,201

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

Parcel Number: 010-217-033-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 260,000 | 10/01/2003 | WD | 03-ARM'S LENGTH | 162:979 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 45420 COTTAGE ROW |

| Owner's Name/Address |
|---|
| IMM RICHARD E & NANCY A<br>45420 COTTAGE ROW<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P5-17-22 SEC 17 T54N R33W PART OF GOV'T LOT 3 D/F, FROM W 1/4 POSTOF SEG 17 TH S 89 DEG 59' E 3485.8' TH S 6 DEG 20' W 400' TO POB, TH S 89 DEG 59'E 298' TO SHORE OF PORTAGE LAKE TH S'LY 100' TH N 89 DEG 59' W 223' TH N 6 DEG 20' E 100' TO POB ALSO KNOWN AS LOT 5 OF MANN PLAT. .60 A. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/31/2006

MAP #:

2024 Est TCV 463,658 TCV/TFA: 155.23

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.00 | 255.00 | 1.0000 | 1.3038 | 910 | 100 | | 118,649 |
| 100 Actual Front Feet, 0.58 Total Acres | | | | | | | Total Est. Land Value = | 118,649 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 3600 | 73 | 7,989 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,989 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 59,325 | 172,504 | 231,829 | | | 184,525C |
| 2023 | 58,934 | 163,010 | 221,944 | | | 175,739C |
| 2022 | 58,673 | 146,450 | 205,123 | | | 167,371C |
| 2021 | 55,413 | 137,646 | 193,059 | | | 162,025C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1950 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

**(7) Excavation**

Basement: 1460 S.F.
Crawl: 0 S.F.
Slab: 672 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 27
Floor Area: 2,987
Total Base New : 413,775 E.C.F.
Total Depr Cost: 301,719 X 1.117
Estimated T.C.V: 337,020

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | WGEP (1 Story) |
| 295 | Treated Wood |
| 248 | Treated Wood |

**(17) Garage**

Year Built: 1910
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: 1185
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2132 SF Floor Area = 2987 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 1,140 | | | |
| 1 Story | Siding | Basement | 256 | | | |
| 1 Story | Siding | Basement | 64 | | | |
| 1 Story | Siding | Slab | 384 | | | |
| 1 Story | Siding | Slab | 288 | | | |
| | | Total: | | 338,940 | 247,427 | |

Other Additions/Adjustments

| | | | | |
|---|---|---|---|---|
| Plumbing | | | | |
| 2 Fixture Bath | 1 | 3,042 | 2,221 | |
| Water/Sewer | | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,476 | |
| Water Well, 50 Feet | 1 | 2,629 | 1,919 | |
| Porches | | | | |
| WGEP (1 Story) | 64 | 7,017 | 4,982 | *7 |
| Deck | | | | |
| Treated Wood | 295 | 5,227 | 3,711 | *7 |
| Treated Wood | 248 | 4,665 | 3,312 | *7 |
| Garages | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | |
| Door Opener | 1 | 535 | 391 | |
| Base Cost | 1185 | 41,191 | 30,069 | |
| Single Door Insulation | 112 | 544 | 397 | |
| Fireplaces | | | | |
| Interior 1 Story | 1 | 5,224 | 3,814 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-217-034-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45384 COTTAGE ROW | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HAAPALA CHARLES & BONITA, LIFE ESTA<br>MOORE JILL ET AL<br>19991 PURLINGBROOK ST<br>LIVONIA MI 48152 | 2024 Est TCV 165,410 TCV/TFA: 299.11 | | | | | |

Tax Description

P5-17-23
SEC 17 T54N R33W
PART OF GOV'T LOT 3,
COM AT W 1/4 POST SEC 17 TH S 89 DEG 59' E 3485.8' TO E BDRY DSS & A RR R/W TH S 6 DDEG 20' W 610' TO POB TH S 89 DEG 59' E 195' TO SHORE OF PORTAGE LAKE TH SW'LY 100' TH N89 DEG 59' W 162' TO E BDRY DSS & A RR R/W TH N 6 DEG 20' E 90' TO POB ALSO KNOWN AS LOT 7 OF MANN PLAT. .41 A.

Comments/Influences

| | | |
|---|---|---|
| X | Improved | |
| | Vacant | |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.00 | 178.00 | 1.0000 | 1.0893 | 910 | 100 | | 99,130 |
| 100 Actual Front Feet, 0.41 Total Acres | | | | | | | Total Est. Land Value = | 99,130 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Metal Prefab | 19.98 | 48 | 46 | 441 |
| Total Estimated Land Improvements True Cash Value = | | | | 441 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 49,565 | 33,140 | 82,705 | | | 34,023C |
| 2023 | 49,239 | 31,324 | 80,563 | | | 32,403C |
| 2022 | 49,021 | 28,139 | 77,160 | | | 30,860C |
| 2021 | 46,297 | 26,452 | 72,749 | | | 29,875C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1948 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Tile
Other: Tile
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 553 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 553
Total Base New : 83,018 E.C.F.
Total Depr Cost: 58,943 X 1.117
Estimated T.C.V: 65,839

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 1948
(11) Heating System: No Heating/Cooling
Ground Area = 553 SF Floor Area = 553 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 | 504 | | |
| 1 Story | Siding | Slab | 49 | | |
| | | | Total: | 63,978 | 45,425 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,162 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,796 |
| Porches | | | | | |
| WGEP (1 Story) | | | 168 | 12,057 | 8,560 |
| | | | Totals: | 83,018 | 58,943 |

Notes: COTTAGE

ECF (LAKE) 1.117 => TCV: 65,839

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

Parcel Number: 010-217-035-00 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 | 05/01/2002 | WD | 03-ARM'S LENGTH | 160:291 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45396 COTTAGE ROW | School: HOUGHTON-PORTAGE TWP SCHOOLS | | ADDITION | 08/21/2017 | 2017-010-006 | COMPLETE |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| TOROLA REBECCA, VAN PAMEL JENNIFER<br>HELTUNEN MARK, ET AL 1/2 INTRST<br>39819 LOWER WORHAM RD<br>CHASSELL MI 49916 | 2024 Est TCV 171,966 TCV/TFA: 472.43 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 115.00 | 205.00 | 1.0000 | 1.1690 | 910 | 100 | | 122,341 |
| 115 Actual Front Feet, 0.54 Total Acres | | | | | | | Total Est. Land Value = | 122,341 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.52 | 84 | 46 | 948 |
| Total Estimated Land Improvements True Cash Value = | | | | 948 |

Taxpayer's Name/Address

CAVELL KAREN ET AL 1/2 INTRST
415 E SUNNYBROOK DR
ROYAL OAK MI 48073

Tax Description

P5-17-24 SEC 17 T54N R33W PART OF GOV'T LOT 3, COM AT W 1/4 POST SEC 17 TH S 89 DEG 59' E 3485.8' TO E BDRY OF DSS & A RR R/W TH S 6 DEG 20' W 500' TO POB TH S 89 DEG 59' E 223' TO SHORE OF PORTAGE LAKE TH SW'LY 115' TH N89 DEG 59' W 195' TO E BDRY OF DSS & A RR R/W TH N 620' E 110' TO POB ALSO KNOWN AS LOT 6 OF MANN PLAT. .54 A.

Comments/Influences

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 61,171 | 24,812 | 85,983 | | | 38,221C |
| 2023 | 60,767 | 23,510 | 84,277 | | | 36,401C |
| 2022 | 60,498 | 21,120 | 81,618 | | | 34,668C |
| 2021 | 57,137 | 19,851 | 76,988 | | | 33,561C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1947 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Linoleum
Other: Linoleum
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Plaster | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 364 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 39
Floor Area: 364
Total Base New : 71,438 E.C.F.
Total Depr Cost: 43,579 X 1.117
Estimated T.C.V: 48,677

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 16 | WGEP (1 Story) |
| 146 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 720
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls D Blt 1947
(11) Heating System: Space Heater
Ground Area = 364 SF Floor Area = 364 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 | Slab | 364 | | |
| | | | Total: | 43,854 | 26,753 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 2,545 |
| Water Well, 50 Feet | | | 1 | 2,445 | 1,491 |
| Porches | | | | | |
| WGEP (1 Story) | | | 146 | 10,070 | 6,143 |
| WGEP (1 Story) | | | 16 | 1,249 | 762 |
| Carports | | | | | |
| Comp.Shingle | | | 720 | 9,648 | 5,885 |
| | | | Totals: | 71,438 | 43,579 |

Notes: COTTAGE

ECF (LAKE) 1.117 => TCV: 48,677

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

Parcel Number: 010-217-036-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 41,800 | 08/01/1999 | WD | 03-ARM'S LENGTH | 147:877 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45366 US HIGHWAY 41

**Owner's Name/Address**

PIETILA RICHARD P & CHRISTINE
1220 ROCKY KNOLL LN
HOWELL MI 48843

**Tax Description**

P5-17-25 SEC 17 T54N R33W
PRT OF GOV'T LOT 3;COM W 1/4 COR TH N 89DEG 32'57" E 3483.26' TO E RR R/W;TH S 6 DEG 7'29" W 699.75';TH S 6 DEG 20' E ALGRR R/W 55' TO REBAR & POB; TH S 75 DEG 23' 27" E 118.38' TO REBAR ON SHORE OF PORTAGE LK; TH S 42 DEG 05'14" W ALG SHORE 100.58' TO C PIPE; TH N 70 DEG 19'W 60' TO PIN ON E ROW OF RR; TH N 6 DEG 20' E ALG RR ROW 84.81' TO POB. .20 AC M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 237,592 TCV/TFA: 260.52

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.58 | 101.60 | 1.0000 | 0.8230 | 910 | 100 | | 75,328 |
| 101 Actual Front Feet, 0.23 Total Acres | | | | | | | Total Est. Land Value = | 75,328 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.09 | 400 | 46 | 4,065 |
| Wood Frame | 32.97 | 72 | 46 | 1,092 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,157 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 37,664 | 81,132 | 118,796 | | | 51,584C |
| 2023 | 37,416 | 76,722 | 114,138 | | | 49,128C |
| 2022 | 37,250 | 68,927 | 106,177 | | | 46,789C |
| 2021 | 35,181 | 64,783 | 99,964 | | | 45,295C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1972 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(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 |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 456 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 912
Total Base New : 198,099 E.C.F.
Total Depr Cost: 140,651 X 1.117
Estimated T.C.V: 157,107

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 637 | Treated Wood |

**(17) Garage**

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: 628
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 912 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 | 912 | | |
| | | | Total: | 137,818 | 97,852 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 456 | 16,001 | 11,361 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,228 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 |
| Deck | | | | | |
| Treated Wood | | | 637 | 8,657 | 6,146 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 628 | 25,779 | 18,303 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,866 |
| Door Opener | | | 1 | 535 | 380 |
| | | | Totals: | 198,099 | 140,651 |

Notes:

ECF (LAKE) 1.117 => TCV: 157,107

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

Parcel Number: 010-217-037-00 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. |
|---|---|---|---|---|---|---|---|---|
| PIETILA VICTOR & SUSAN | PIETILA VICTOR & SUSAN ET | 1 | 12/27/2010 | QC | 09-FAMILY | 2010/6629 | DEED | 0.0 |
| PIETILA VICTOR E & GERALD | PIETILA VICTOR & SUSAN | 0 | 10/10/1997 | QC | 03-ARM'S LENGTH | 2010/6628 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45362 COTTAGE ROW

**Owner's Name/Address**

PIETILA VICTOR & SUSAN ET AL
51865 HIGHWAY M 203
HANCOCK MI 49930

**Taxpayer's Name/Address**

HALONEN NORA
47441 N HURON ST
ATLANTIC MINE MI 49905

**Tax Description**

P5-17-26 SEC 17 T54N R33W PT OF GOV'T LOT 3 SEC 17 D/F, FROM W 1/4POST OF SEC 17 GO S 89 DEG 59' E 3485.8' TO E SIDE OF R/W OF DSS & A RR, TH S 6 DEG 20' W 840' ALG SD R/W TO POB, TH CONTINUING S 6 DEG 20' W 87.86', TH S 89 DEG 59' E 20' M/L TO SHORE OF PORTAGE LK TH NE'LY ALG SD SHORE TO A PNT 90' SW'LY OF SE COR OF LOT 8 OF PRIVATE PLAT, TH N63 DEG W TO PNT 40' S 6 DEG 20' W OF SW COR OF LOT 8 OF A PRIV PLAT WH IS POB.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 183,244 TCV/TFA: 305.41

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 90.00 | 287.00 | 1.0000 | 1.3832 | 910 | 100 | | 113,287 |
| 90 Actual Front Feet, 0.59 Total Acres | | | | | | | Total Est. Land Value = | 113,287 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 35.01 | 60 | 46 | 966 |
| Total Estimated Land Improvements True Cash Value = | | | | 966 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 56,644 | 34,978 | 91,622 | | | 30,478C |
| 2023 | 56,270 | 33,068 | 89,338 | | | 29,027C |
| 2022 | 56,021 | 29,703 | 85,724 | | | 27,645C |
| 2021 | 52,909 | 27,922 | 80,831 | | | 26,762C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 600 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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) |
| | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 600
Total Base New : 86,992 E.C.F.
Total Depr Cost: 61,764 X 1.117
Estimated T.C.V: 68,991

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | CPP |
| 300 | Treated Wood |
| 132 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 600 SF Floor Area = 600 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 | 600 | | |
| | | | Total: | 72,114 | 51,201 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | -3,778 | -2,682 |
| 2 Fixture Bath | | | 1 | 2,541 | 1,804 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,162 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,796 |
| Porches | | | | | |
| CPP | | | 40 | 950 | 674 |
| Deck | | | | | |
| Treated Wood | | | 300 | 5,163 | 3,666 |
| Treated Wood | | | 132 | 3,019 | 2,143 |
| | | | Totals: | 86,992 | 61,764 |

Notes:

ECF (LAKE) 1.117 => TCV: 68,991

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

Parcel Number: 010-217-038-00 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. |
|---|---|---|---|---|---|---|---|---|
| PIETILA RUTH S | PIETILA RUTH S | 0 | 11/14/2023 | QC | 09-FAMILY | 2023/04815 | PROPERTY TRANSFER | 0.0 |
| | | 1 | 08/01/1999 | WD | 03-ARM'S LENGTH | 147:875 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45370 US HWY 41 - COTTAGE ROW

**Owner's Name/Address**

PIETILA RUTH S
KESKIMAKI SUSAN R, TRSTEE; LB
45370 US HWY 41 - COTTAGE ROW
CHASSELL MI 49916

**Tax Description**

P5-17-26A SEC 17 T54N R33W
PART OF GOV'T LOT 3, SEC 17 T54N R33W
COM @ W 1/4 COR;
TH N 89 DEG 32'57" E 3483.26' TO IP ON E R/W LN OF RR; TH S 06 DEG 07'29" 699.75' TO IP IN CONC & POB; TH N 89 DEG 49'37" E 162' TO PT ON SHORE OF PORTAGE LK; TH S 32 DEG 11'29" W ALG SHORE 100.45' TO REBAR; TH N 75 DEG 23'27" 118.38' TO REBAR ON E R/W LN OF DSS & A RR, TH N 6 DEG 20' E 55' TO POB. .25 ACRE

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 11/20/2023
MAP #:
2024 Est TCV 152,663 TCV/TFA: 192.76

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/09/2009 | DATA ENTER |
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.45 | 120.00 | 1.0000 | 0.8944 | 910 | 100 | | 81,759 |
| 100 Actual Front Feet, 0.28 Total Acres | | | | | | | Total Est. Land Value = | 81,759 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,880 | 35,452 | 76,332 | | | 48,523C |
| 2023 | 40,610 | 38,767 | 79,377 | | 79,377A | 46,213C |
| 2022 | 40,431 | 34,822 | 75,253 | | 75,253A | 44,013C |
| 2021 | 38,184 | 32,739 | 70,923 | | | 42,607C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1972 | 1982 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 792 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 45
Floor Area: 792
Total Base New : 115,412 E.C.F.
Total Depr Cost: 63,477 X 1.117
Estimated T.C.V: 70,904

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | CPP |
| 240 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 792 | | |
| | | | Total: | 102,794 | 56,536 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,619 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,446 |
| Deck | | | | | |
| Treated Wood | | | 240 | 4,572 | 2,515 |
| Porches | | | | | |
| CPP | | | 24 | 656 | 361 |
| | | | Totals: | 115,412 | 63,477 |

Notes:

ECF (LAKE) 1.117 => TCV: 70,904

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

Parcel Number: 010-217-039-00 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. |
|---|---|---|---|---|---|---|---|---|
| ROSS CHRISTOPHER T & MARIL | ROSS CHRISTOPHER T & MARI | 0 | 10/26/2015 | QC | 09-FAMILY | 2015/05769 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45264 US HIGHWAY 41

Owner's Name/Address

ROSS CHRISTOPHER T & MARILYN A TRST
45238 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-17-27 SEC 17 T54N R33W PART OF GOV'T LOT 3 D/F,
S 100' OF GOV'T LOT LYING E OF US HWY 41 R/W LESS DSS & A RR R/W KNOWN AS LOT 10 OF MANN PLAT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/19/2020

MAP #:

2024 Est TCV 429,504 TCV/TFA: 233.55

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 04/28/2009 | DATA ENTER |
| LP | 12/12/2009 | INSPECTED |
| JR | 09/03/2010 | INSPECTED |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.00 | 325.00 | 1.0000 | 1.4720 | 910 | 100 | | 133,948 |
| 100 Actual Front Feet, 0.75 Total Acres | | | | | | | Total Est. Land Value = | 133,948 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 66,974 | 147,778 | 214,752 | | | 61,296C |
| 2023 | 66,533 | 134,671 | 201,204 | | | 58,378C |
| 2022 | 66,238 | 118,010 | 184,248 | | | 55,599C |
| 2021 | 62,559 | 118,158 | 180,717 | | | 53,823C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1839 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 325 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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) |
| 2 | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 16
Floor Area: 1,839
Total Base New : 330,335 E.C.F.
Total Depr Cost: 297,921 X 0.983
Estimated T.C.V: 292,856

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 303 | WCP (1 Story) |
| 528 | Treated Wood |

**(17) Garage**

Year Built: 2005
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2005
(11) Heating System: Radiant (in-floor)
Ground Area = 1839 SF Floor Area = 1839 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,839 | | | *9 |
| | | | Total: | 258,922 | 232,750 | |
| Other Additions/Adjustments | | | | | | |
| Basement Living Area | | | 325 | 11,404 | 10,378 | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,138 | |
| Ceramic Tile Floor | | | 1 | 1,096 | 997 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 | |
| Porches | | | | | | |
| WCP (1 Story) | | | 303 | 9,720 | 8,845 | |
| Deck | | | | | | |
| Treated Wood | | | 528 | 7,661 | 6,972 | *9 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 624 | 25,659 | 23,350 | |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,208 | |
| Door Opener | | | 2 | 1,070 | 974 | |
| Fireplaces | | | | | | |
| Prefab 1 Story | | | 1 | 2,537 | 2,309 | |
| Direct-Vented Gas | | | 1 | 2,957 | 2,691 | |
| | | | Totals: | 330,335 | 297,921 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 292,856

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

Parcel Number: 010-217-040-00 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. |
|---|---|---|---|---|---|---|---|---|
| WIRTANEN MICHELE L & RAYMO | LAMPINEN SCOTT & CHERI LYN | 175,000 | 09/06/2011 | WD | 03-ARM'S LENGTH | 2011/04594 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45272 US HIGHWAY 41

Owner's Name/Address

LAMPINEN SCOTT & CHERI TRUST
45307 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-17-28 SEC 17 T54N R33W PART OF GOV'T LOT 3 D/F, THAT PART OF N 100' OF S 200' OF GOV'T LOT 3 LYING E OF US HWY 41 R/W LESS DSS & A RR R/W ALSO KNOWN AS LOT 11 OF MANN PLAT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 492,204 TCV/TFA: 178.40

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 04/22/2021 | 2021-031-040 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.00 | 330.00 | 1.0000 | 1.4832 | 910 | 100 | | 134,975 |
| 100 Actual Front Feet, 0.76 Total Acres | | | | | | | Total Est. Land Value = | 134,975 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 672 | 98 | 5,762 |
| Sauna | 6,499.14 | 1 | 85 | 5,524 |
| Wood Frame | 27.08 | 128 | 46 | 1,594 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,880 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 67,488 | 178,614 | 246,102 | | | 132,837C |
| 2023 | 67,043 | 93,559 | 160,602 | | | 126,512C |
| 2022 | 66,746 | 71,925 | 138,671 | | | 104,069C |
| 2021 | 63,038 | 50,114 | 113,152 | | | 86,109C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 991 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 991
Total Base New : 153,664 E.C.F.
Total Depr Cost: 109,104 X 0.983
Estimated T.C.V: 107,249

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 65 | Treated Wood |

**(17) Garage**

Year Built: 1900
Car Capacity:
Class: CD
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 991 SF Floor Area = 991 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 | 925 | | |
| 1 Story | Siding | Basement | 66 | | |
| | | | Total: | 131,097 | 93,081 |
| 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 |
| Deck | | | | | |
| Treated Wood | | | 65 | 1,953 | 1,387 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 360 | 15,952 | 11,326 |
| Common Wall: 2 Wall | | | 1 | -4,910 | -3,486 |
| Door Opener | | | 1 | 475 | 337 |
| | | | Totals: | 153,664 | 109,104 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 107,249

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

**Building Type**

| | |
|---|---|
| | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 2021 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 2
Floor Area: 160
Total Base New : 19,850 E.C.F.
Total Depr Cost: 19,453 X 0.983
Estimated T.C.V: 19,122

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 230 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Recreation Cabin CAMP Cls CD Blt 2021
(11) Heating System: No Heating/Cooling
Ground Area = 160 SF Floor Area = 160 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Description | Size | Cost New | Depr. Cost |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Deck | | | |
| Treated Wood | 230 | 4,250 | 4,165 |
| | Totals: | 19,850 | 19,453 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 19,122

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2023 STAR | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1072 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 2
Floor Area: 1,608
Total Base New : 226,273 E.C.F.
Total Depr Cost: 221,748 X 0.983
Estimated T.C.V: 217,978

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family CONTEMPORARY Cls BC Blt 2023
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1072 SF Floor Area = 1608 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Pine Logs | Crawl Space | 1,072 | | |
| | | | Total: | 226,273 | 221,748 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 226,273 | 221,748 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 217,978

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

Parcel Number: 010-217-041-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45302 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 75% 12/07/2020 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| | 2024 Est TCV 480,974 TCV/TFA: 215.78 | | | | | |

POYNTER CHERYL
POYNTER FAMILY TRUST; LB
45302 US HIGHWAY 41
CHASSELL MI 49916

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.00 | 250.00 | 1.0000 | 1.2910 | 910 | 100 | | 117,480 |
| 100 Actual Front Feet, 0.57 Total Acres | | | | | | | Total Est. Land Value = | 117,480 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,549 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-17-29 SEC 17 T54N R33W PART OF GOV'T LOT 3 D/F, THAT PART OF N 100' OF S 300' OF GOV'T LOT 3 LYING E OF US HWY 41 R/W LESS DSS & A RR R/W AKA LOT 12 OF MANN PLAT. .57 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|
| WK | 11/30/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 58,740 | 181,747 | 240,487 | | | 107,753C |
| 2023 | 58,353 | 165,745 | 224,098 | | | 102,622C |
| 2022 | 58,095 | 145,250 | 203,345 | | | 97,736C |
| 2021 | 54,868 | 145,397 | 200,265 | | | 94,614C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1950 | 0 |

Condition: Very Poor

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 969 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 969
Total Base New : 196,632 E.C.F.
Total Depr Cost: 139,609 X 0.983
Estimated T.C.V: 137,236

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |
| 264 | Treated Wood |

**(17) Garage**

Year Built: 1950
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 969 SF Floor Area = 969 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 | 969 | | |
| | | | Total: | 145,109 | 103,027 |
| 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) | | | 144 | 11,949 | 8,484 |
| Deck | | | | | |
| Treated Wood | | | 264 | 4,866 | 3,455 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 17,237 |
| Door Opener | | | 1 | 535 | 380 |
| | | | Totals: | 196,632 | 139,609 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 137,236

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | Plaster |
| X | 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: Linoleum
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 1260 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 756 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 5
Floor Area: 1,260
Total Base New : 237,414 E.C.F.
Total Depr Cost: 225,543 X 0.983
Estimated T.C.V: 221,709

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 810 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 2 Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1260 SF Floor Area = 1260 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 | 504 | | |
| 1 Story | Siding | Basement | 756 | | |
| | | | Total: | 181,762 | 172,674 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 756 | 26,528 | 25,202 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,523 |
| Water Well, 200 Feet | | | 1 | 10,514 | 9,988 |
| Garages | | | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Basement Garage: 2 Car | | | 1 | 3,554 | 3,376 |
| Deck | | | | | |
| Treated Wood | | | 810 | 10,295 | 9,780 |
| | | | Totals: | 237,414 | 225,543 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 221,709

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

Parcel Number: 010-217-042-00 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. |
|---|---|---|---|---|---|---|---|---|
| POYNTER JACK F & CHERYL | SLEEMAN TIM & KERRI | 100,000 | 06/29/2011 | WD | 21-NOT USED/OTHER | 2011/03180 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45320 US HIGHWAY 41

Owner's Name/Address

SLEEMAN TIM & KERRI FAMILY TRUST
45320 US 41
CHASSELL MI 49916

Tax Description

P5-17-30 SEC 17 T54N R33W PART OF GOV'T LOT 3 D/F,
THAT PART OF N 100' OF S 400' OF GOV'T LOT 3 LYING E OF US HWY 41 R/W LESS DSS & A RR R/W AKA LOT 13 OF MANN PLAT. .51 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/16/2016

MAP #:

2024 Est TCV 399,090 TCV/TFA: 303.72

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/31/2015 | 15-0189 | PART COMPL |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| WK | 11/30/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 75.00 | 320.00 | 1.0000 | 1.4606 | 910 | 100 | | 99,686 |
| 75 Actual Front Feet, 0.55 Total Acres | | | | | | | Total Est. Land Value = | 99,686 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 11.11 | 1932 | 93 | 19,962 |
| Total Estimated Land Improvements True Cash Value = | | | | 19,962 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 49,843 | 149,702 | 199,545 | | | 166,275C |
| 2023 | 49,514 | 136,707 | 186,221 | | | 158,358C |
| 2022 | 49,295 | 119,977 | 169,272 | | | 150,818C |
| 2021 | 46,557 | 119,596 | 166,153 | | | 146,000C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1080 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 5
Floor Area: 1,314
Total Base New : 299,237 E.C.F.
Total Depr Cost: 284,275 X 0.983
Estimated T.C.V: 279,442

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 216 | WCP (1 Story) |
| 96 | WCP (1 Story) |
| 456 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1140
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1314 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 936 | | |
| 1 Story | Siding | Basement | 144 | | |
| | | | Total: | 223,394 | 212,224 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WCP (1 Story) | | | 216 | 10,737 | 10,200 |
| WCP (1 Story) | | | 96 | 5,833 | 5,541 |
| Deck | | | | | |
| Treated Wood | | | 456 | 7,369 | 7,001 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Common Wall: 1 Wall | | | 1 | -3,051 | -2,898 |
| Base Cost | | | 1140 | 51,209 | 48,649 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,873 | 1,779 |
| Public Sewer | | | 1 | 1,873 | 1,779 |
| | | | Totals: | 299,237 | 284,275 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 279,442

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

Parcel Number: 010-217-043-00 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**

45346 US HIGHWAY 41

**Owner's Name/Address**

SMITH JOYCE A & JEROME
45346 US HIGHWAY 41
CHASSELL MI 49916

**Taxpayer's Name/Address**

SMITH JOYCE A & JEROME
45346 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-17-31 SEC 17 T54N R33W PART OF GOV'T LOT 3 D/F, THAT PART OF N 100' OF S 500' OF GOV'T LOT 3 LYING BET US HWY 41 R/W & DSS & A RR R/W ALSO KNOWN AS LOT 14 OF MANN PLAT. .42 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 59,731 TCV/TFA: 77.77

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.420 | Acres | 13,000 | 100 | | 5,460 |
| | | | 0.42 | Total Acres | | Total Est. Land Value = | | 5,460 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,730 | 27,136 | 29,866 | | | 24,790C |
| 2023 | 2,019 | 24,938 | 26,957 | | | 23,610C |
| 2022 | 2,019 | 21,845 | 23,864 | | | 22,486C |
| 2021 | 2,373 | 21,885 | 24,258 | | | 21,768C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1930 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 50
Floor Area: 768
Total Base New : 110,426 E.C.F.
Total Depr Cost: 55,210 X 0.983
Estimated T.C.V: 54,271

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 35 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls D Blt 1930
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 768 | | |
| | | | Total: | 97,736 | 48,866 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 1,785 | 892 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 2,086 |
| Water Well, 50 Feet | | | 1 | 2,445 | 1,222 |
| Porches | | | | | |
| WGEP (1 Story) | | | 35 | 4,288 | 2,144 |
| | | | Totals: | 110,426 | 55,210 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 54,271

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

Parcel Number: 010-217-044-00 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. |
|---|---|---|---|---|---|---|---|---|
| JOHNSON WILLIAM R & NANCY | MAZE WILLIAM B & SISSON VI | 246,000 | 01/11/2024 | WD | 03-ARM'S LENGTH | 2024/00138 | PROPERTY TRANSFER | 100.0 |
| PEARCE JOSEPH E & EUNICE A | JOHNSON WILLIAM R & NANCY | 145,700 | 07/13/2007 | WD | 03-ARM'S LENGTH | 2007/03821 | DEED | 100.0 |
| | | 99,750 | 04/01/1998 | WD | 03-ARM'S LENGTH | 143:76 | DEED | 0.0 |
| | | | | | | | | |

Property Address

45358 US HIGHWAY 41

Owner's Name/Address

MAZE WILLIAM B & SISSON VIRGINIA B
4118 LANARK LANE
HOUSTON TX 77025

Tax Description

P5-17-32
SEC 17 T54N R33W
PART OF GOV'T LOT 3 DESC AS N 100' OF S 600' OF GOV'T LOT 3 LYING BET R/W US 41 & R/W OF DSS & A. .16 A.
AKA LOT 15 MANN'S PRIV PLAT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 243,544 TCV/TFA: 174.96

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.160 Acres | | 13,000 | 100 | | 2,080 |
| | | | 0.16 Total Acres | | Total Est. Land Value = | | | 2,080 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 840 | 93 | 2,375 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,375 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,040 | 120,732 | 121,772 | | | 98,278C |
| 2023 | 769 | 130,389 | 131,158 | | | 93,599C |
| 2022 | 769 | 114,255 | 115,024 | | | 89,142C |
| 2021 | 904 | 114,397 | 115,301 | | | 86,295C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1981 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | 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 | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Carpeted
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1392 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 150 | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| 2 | Extra Toilet |
| 1 | Extra Sink |
| 1 | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | 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 |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 12
Floor Area: 1,392
Total Base New : 276,390 E.C.F.
Total Depr Cost: 243,224 X 0.983
Estimated T.C.V: 239,089

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 110 | WGEP (1 Story) |
| 308 | Treated Wood |

**(17) Garage**

Year Built: 1982
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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1981
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,392 | | |
| | | | Total: | 209,645 | 184,487 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 150 | 5,264 | 4,632 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,204 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,677 |
| Extra Toilet | | | 2 | 2,982 | 2,624 |
| Extra Sink | | | 1 | 929 | 818 |
| Separate Shower | | | 1 | 1,331 | 1,171 |
| Vent Fan | | | 2 | 495 | 436 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,190 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,314 |
| Porches | | | | | |
| WGEP (1 Story) | | | 110 | 10,122 | 8,907 |
| Deck | | | | | |
| Treated Wood | | | 308 | 5,378 | 4,733 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 21,365 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,313 |
| Door Opener | | | 2 | 1,070 | 942 |
| Built-Ins | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-217-045-00 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 |
|---|---|---|---|---|---|---|
| US HWY 41 - COTTAGE ROW | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 11/20/2023 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PIETILA RUTH S<br>KESKIMAKI SUSAN R, TRSTEE; LB<br>45370 US HWY 41 - COTTAGE ROW<br>CHASSELL MI 49916 | 2024 Est TCV 15,400 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.240 Acres | | 12,419 | 100 | | 15,400 |
| | | | 1.24 Total Acres | | | Total Est. Land Value = | | 15,400 |

Tax Description

P5-17-33 SEC 17 T54N R33W PART OF GOV'T LOT 3
D/F FROM W 1/4 POST SEC 17,
TH S 89 DEG 59' E 3485.8', TH S 6 DEG 20' W 726.64', TH N 89 DEG 59' W 100.61' TO POB, TH N 6 DEG 20' E 230', TH SW'LY 270' TH S 89 DEG 59' E 90' TO POB ALSO KNOWN AS LOT 16 MANN PLAT.

Comments/Influences

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,700 | 0 | 7,700 | | | 6,209C |
| 2023 | 5,914 | 0 | 5,914 | | 5,914A | 5,914S |
| 2022 | 5,914 | 0 | 5,914 | | 5,914A | 5,768C |
| 2021 | 6,178 | 0 | 6,178 | | | 5,584C |

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

Parcel Number: 010-217-046-00 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. |
|---|---|---|---|---|---|---|---|---|
| CARTER LAWRENCE A ETAL | RINTALA GORDON & HOLLY | 23,650 | 12/13/2003 | WD | 03-ARM'S LENGTH | 163/737 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US HIGHWAY 41

Owner's Name/Address

RINTALA GORDON & HOLLY
45481 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-17-34 SEC 17 T54N R33W PART OF N 1/2 OF GOV'T LOT 3, SEC 17 D/F, COM AT THE WEST 1/4 CORNER OF SEC 17; TH S 89 DEG 59' 00" E ALONG THE E-W 1/4 LINE OF SAID SEC 2938.20' TO THE POB; TH S 89 DEG 59' 00" E ALONG E-W 1/4 LINE 344.00' TO THE WESTERLY ROW OF US-41; TH S 17 DEG 32' 00" W ALONG WESTERLY ROW 104.23'; TH N 89 DEG 59' 00" W 344.99'; TH N 18 DEG 03' 00" E 104.53' TO THE POB (PARCEL 2). 0.79 A. M/L AND
COM AT THE W QUARTER CORNER OF SAID SEC 17; TH S 89 DEG 59' 00" E ALONG THE E-W 1/4 LINE OF SAID SEC 17 1334.12' TO THE NW CORNER OF GL-3; TH S 89 DEG 59' 00" E ALONG SAID Q/4 LINE 1067.29' TO THE POB; TH S 89 DEG 59' 00" E 266.82' TO THE CENTER QUARTER CORNER OF SAID SEC 17; TH S 89 DEG 59' 00" E 269.97'; TH S 18 DEG 30' 00" W 314.24' (PREVIOUSLY RECORDED AS ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 50,952

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 12.480 Acres | | 4,083 | 100 | | 50,952 |
| | | | 12.48 Total Acres | | | Total Est. Land Value = | | 50,952 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 25,476 | 0 | 25,476 | | | 3,572C |
| 2023 | 18,480 | 0 | 18,480 | | | 3,402C |
| 2022 | 18,480 | 0 | 18,480 | | | 3,240C |
| 2021 | 14,992 | 0 | 14,992 | | | 3,137C |

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

Parcel Number: 010-217-047-00 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**

45431 US HIGHWAY 41

**Owner's Name/Address**

PETRELIUS RICHARD T & JOAN M
45431 US HIGHWAY 41
CHASSELL MI 49916

**Taxpayer's Name/Address**

PETRELIUS RICHARD T & JOAN M
45431 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-17-34A SEC 17 T54N R33W PT OF GOV'T LOT 3 D/F, FROM W 1/4 POST SEC 17 GO S 89 DEG 59' E ALG C/L OF SEC 17, 2938.2', TH S 18 DEG 03 W 313.59' TOPOB, TH S 18 DEG 03' W 313.59', TH S 89 DEG 59' E 451.77' TO R/W OF HWY US 41,THN 30 DEG 41' E ALG SD R/W 7.32' TO PNT OF CURVE OF 7 DEG 17' 30" CURVE TO LEFT,TH ALG CURVE TO LEFT & ALG R/W OF US 41 311.3', TH N 89 DEG 59' W 461' TO POB. EXC DESC P5-17-34B. 2.04 ACRES M/L

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/22/1995

MAP #:

2024 Est TCV 281,228 TCV/TFA: 170.65

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 2.040 Acres | | 9,902 | 100 | | 20,200 |
| | | | 2.04 Total Acres | | Total Est. Land Value = | | | 20,200 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,100 | 130,514 | 140,614 | | | 49,709C |
| 2023 | 8,344 | 118,959 | 127,303 | | | 47,342C |
| 2022 | 8,344 | 104,209 | 112,553 | | | 45,088C |
| 2021 | 7,040 | 104,414 | 111,454 | | | 43,648C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1955 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

**(7) Excavation**

Basement: 1600 S.F.
Crawl: 0 S.F.
Slab: 48 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| 1120 | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 1,648
Total Base New : 312,216 E.C.F.
Total Depr Cost: 265,542 X 0.983
Estimated T.C.V: 261,028

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 456 | Treated Wood |
| 160 | Treated Wood |

**(17) Garage**

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: 480
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls C Blt 1955
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1648 SF Floor Area = 1648 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 | 480 | | | |
| 1 Story | Siding | Basement | 1,120 | | | |
| 1 Story | Siding | Slab | 48 | | | |
| | | | Total: | 241,607 | 207,783 | |
| Other Additions/Adjustments | | | | | | |
| Recreation Room | | | 1120 | 21,190 | 18,223 | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,616 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 | |
| Deck | | | | | | |
| Treated Wood | | | 456 | 6,954 | 5,980 | |
| Treated Wood | | | 160 | 3,501 | 3,011 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 480 | 19,219 | 13,645 | *7 |
| Door Opener | | | 1 | 535 | 380 | |
| Basement Garage: 2 Car | | | 1 | 3,554 | 3,056 | |
| Fireplaces | | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,493 | |
| | | | Totals: | 312,216 | 265,542 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 261,028

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

Parcel Number: 010-217-048-00 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. |
|---|---|---|---|---|---|---|---|---|
| LEVY MIGUEL & ANITA | LEVY TRUST MIGUEL & ANITA | 1 | 01/21/2015 | WD | 09-FAMILY | 2015/00438 | DEED | 0.0 |
| | | 123,000 | 06/01/2000 | WD | 03-ARM'S LENGTH | 151:160 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45383 US HIGHWAY 41

**Owner's Name/Address**

LEVY TRUST MIGUEL & ANITA
45383 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-17-34B
SEC 17 T54N R33W PART OF GOV'T LOT 3 SEC 17 T54N R33W D/F, FROM THE W 1/4 POST OF SEC 17 GO S 89 DEG 59' E ALONG CENTERLINE OF SEC 17, 2938.2', TH S 18 DEG 03' W 627.18' TO POB, TH S 18 DEG 03' W 104.55' TH S 89 DEG 59' E 291.49', TH N 25 DEG 28' E 110.10', TH N 89 DEG 59' W 306.44' TO POB. AND
COM AT THE W 1/4 POST OF SEC 17, GO S 89 DEG 59' E ALONG CENTERLINE OF SEC 17, 2938.2', TH S 18 DEG 03' W 627.18' TO POB TH S 89 DEG 59' E 315.80' TO A COPPER PIPE ON THE WEST ROW BOUNDARY LINE OF US 41, TH NORTHEASTERLY DIRECTION ALONG ROW BOUNDARY LINE 110' TO A COPPER PIPE; TH N 81 DEG 33' W 319'; TH S 18 DEG 03' WEST 154' TO POB.
CONTAINS 1.64 ACRES M/L

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/19/2000

MAP #:

2024 Est TCV 318,096 TCV/TFA: 144.07

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.640 | Acres | 11,317 | 100 | | 18,560 |
| | | | 1.64 | Total Acres | | Total Est. Land Value = | | 18,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,280 | 149,768 | 159,048 | | | 103,916C |
| 2023 | 7,417 | 136,968 | 144,385 | | | 98,968C |
| 2022 | 7,417 | 120,436 | 127,853 | | | 94,256C |
| 2021 | 6,820 | 121,001 | 127,821 | | | 91,245C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1957 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 2208 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| X | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 120 | 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 |
| 1 | Extra Toilet |
| 1 | Extra Sink |
| | Separate Shower |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| 1 | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 24
Floor Area: 2,208
Total Base New : 402,070 E.C.F.
Total Depr Cost: 304,716 X 0.983
Estimated T.C.V: 299,536

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 224 | WGEP (1 Story) |
| 240 | Treated Wood |

**(17) Garage**

Year Built: 1957
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 640
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls C Blt 1957
(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 2208 SF Floor Area = 2208 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,568 | | |
| 1 Story | Siding | Basement | 640 | | |
| | | | Total: | 320,709 | 243,739 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,456 |
| 2 Fixture Bath | 1 | 3,042 | 2,312 |
| Extra Toilet | 1 | 1,491 | 1,133 |
| Extra Sink | 1 | 929 | 706 |
| Ceramic Tile Floor | 1 | 1,096 | 833 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,618 |
| Water Well, 50 Feet | 1 | 2,629 | 1,998 |
| Porches | | | |
| WGEP (1 Story) | 224 | 16,047 | 12,196 |
| Deck | | | |
| Treated Wood | 240 | 4,572 | 3,475 |
| Garages | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 640 | 18,125 | 12,869 *7 |
| Common Wall: 1 Wall | 1 | -1,804 | -1,281 |
| Door Opener | 2 | 842 | 598 |
| Basement Garage: 2 Car | 1 | 3,554 | 2,701 |
| Fireplaces | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-217-049-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45481 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 06/16/2006 | 06-150 | FOUNDATION |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RINTALA GORDON & HOLLY<br>45481 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 282,621 TCV/TFA: 178.87 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.660 Acres | | 11,229 | 100 | | 18,640 |
| | | | 1.66 Total Acres | | | Total Est. Land Value = | | 18,640 |

Tax Description

P5-17-34C SEC 17 T54N R33W PART OF GOV'T LOT 3, SEC 17 T54N R33W D/F FROM THE W 1/4 POST OF SEC 17 GO S 89 DEG 59' E 2938.2', TH S 18 DEG 03' W 104.53' TO POB TH S 89 DEG 59'E 344.99'TH S 17 DEG 32' W 208.46', TH N 89 DEG 59' W 346.96', TH N 18 DEG 03' E 209.06' TO POB INCLUDED IN THIS CONVEYANCE IS THE LAND LYING BETWEEN E BDRY OF ABOVE DESCRIBED PARCEL, TH W BDRY OF R/W OF HWY US 41 & THE N & S BDRYS OF ABOVE PARCEL EXTENDED TO THEIR INTER SECTION WITH THE W BDRY OF R/W OF HWY US 41, AKA LOTS 18 & 19 OF MANN PLAT. 1.66 ACRES

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/22/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,320 | 131,991 | 141,311 | | | 91,712C |
| 2023 | 7,460 | 120,375 | 127,835 | | | 87,345C |
| 2022 | 7,460 | 105,458 | 112,918 | | | 83,186C |
| 2021 | 6,830 | 105,663 | 112,493 | | | 80,529C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable Hip Flat | | Gambrel Mansard Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1568 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 958 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 1,580
Total Base New : 331,542 E.C.F.
Total Depr Cost: 268,546 X 0.983
Estimated T.C.V: 263,981

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 200 | WGEP (1 Story) |
| 384 | Treated Wood |

**(17) Garage**

Year Built: 2006
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: 504
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1568 SF Floor Area = 1580 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,064 | | |
| 1 Story | Siding | Basement | 504 | | |
| 0.5 Story | Siding | Overhang | 24 | | |
| | | | Total: | 219,931 | 178,143 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 958 | 33,616 | 27,229 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,482 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,683 |
| Vent Fan | | | 1 | 247 | 200 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 |
| Porches | | | | | |
| WGEP (1 Story) | | | 200 | 14,774 | 11,967 |
| Deck | | | | | |
| Treated Wood | | | 384 | 6,217 | 5,036 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 504 | 19,888 | 16,109 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,759 |
| Door Opener | | | 1 | 535 | 433 |
| Basement Garage: 2 Car | | | 1 | 3,554 | 2,879 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 010-217-050-10 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 12,500 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:282 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45307 US HIGHWAY 41

Owner's Name/Address

LAMPINEN SCOTT & CHERI
45307 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-17-35A SEC 17 T54N R33W PRT OF GOVT LOT 3 COM @ W 1/4 COR OF SD SEC; TH S 89 DEG 59' 00" E, ALG E/W 1/4 LN 2938.20'; TH S18 DEG 03' 00" W 731.73' TO S LN OF PAR & POB; TH S 89 DEG 59' 00" E ALG S LN OFPAR, 311.97' TO W'LY ROW LN OF HWY US 41 TH THE FOLLOW 3 COURSES ALG SD W'LY ROW LN; S 19 DEG 53' 22" W 334.49'; TH N 85 DEG 55' 14" E 16.11'; TH 38.79' ALG A 2352.01' RAD CRV TO RT, HAV A DELTA ANGL OF 00 DEG 56' 41" & CHRD BEAR S 19 DEG 24' 57" W 38.79'; TH N 89 DEG 59' 00" W 289.49'; TH N 00 DEG 01' 00" E 350' TO SLN OF PAR; TH S 89 DEG 59' 00" E ALG S LN 88.03' TO POB. 2.72 A M/L
AND
A PARCEL OF LAND SITUATED IN PART OF GOVERNMENT LOT 3,SECTION 17, TOWNSHIP 54 NORTH, RANGE 33 WEST, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/08/2006

MAP #:

2024 Est TCV 345,809 TCV/TFA: 284.38

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 09/30/2011 | 11-212 | COMPLETE |
| GARAGE | 09/24/2007 | 07-295 | COMPLETE |
| HOUSE | 01/01/2005 | 05-292 | COMPLETE |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/23/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 9.020 | Acres | 4,754 | 100 | | 42,877 |
| | | | 9.02 | Total Acres | | Total Est. Land Value = | | 42,877 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,439 | 151,466 | 172,905 | | | 119,253C |
| 2023 | 15,347 | 138,090 | 153,437 | | | 113,575C |
| 2022 | 15,347 | 120,971 | 136,318 | | | 108,167C |
| 2021 | 12,857 | 121,204 | 134,061 | | | 104,712C |

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

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2000 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1216 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 973 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 2 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 17
Floor Area: 1,216
Total Base New : 371,290 E.C.F.
Total Depr Cost: 308,171 X 0.983
Estimated T.C.V: 302,932

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 900 | CPP |
| 900 | Treated Wood |

**(17) Garage**

Year Built: 2007
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 780
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2000
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1216 SF Floor Area = 1216 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 | 1,216 | | |
| | | | Total: | 186,447 | 154,751 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 973 | 34,143 | 28,339 |
| Basement, Outside Entrance, Above Grade | | | 2 | 3,661 | 3,039 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,774 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,952 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,182 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 780 | 29,960 | 24,867 |
| Door Opener | | | 1 | 535 | 444 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 888 |
| Base Cost | | | 1152 | 36,265 | 30,100 |
| Class: C Exterior: Block Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 896 | 30,652 | 25,441 |
| Storage Over Garage | | | 896 | 12,051 | 10,002 |
| Door Opener | | | 2 | 1,070 | 888 |
| Porches | | | | | |
| CPP | | | 900 | 12,060 | 10,010 |
| Deck | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-050-30 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. |
|---|---|---|---|---|---|---|---|---|
| PLESHE JUDITH ET AL | DALMAN TODD & NANCY | 15,000 | 11/03/2015 | WD | 03-ARM'S LENGTH | 2015/05989 | DEED | 100.0 |
| CARTER LAWRENCE A & WIFE | PLESHE JUDITH ET AL | 12,000 | 07/19/2011 | WD | 03-ARM'S LENGTH | 2011/03657 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45257 US HIGHWAY 41

Owner's Name/Address

DALMAN TODD & NANCY
10002 PALMER DR
CRYSTAL LAKE IL 60014

Tax Description

P5-17-35 SEC 17 T54N R33W
PARCEL BEING (AKA PARCEL B) SITUATED IN PART OF THE N 1/2 OF GL-4;
DESCRIBED AS FOLLOWS:
COM AT THE SOUTH QUARTER CORNER OF SEC 17;
TH N 89 DEG 57'15" W ALONG THE SOUTH SEC LINE 483.23';
TH PERPENDICULAR TO SAID SOUTH SEC LINE N 00 DEG 02' 45" E 660.00' TO THE NORTH LINE OF THE SOUTH 660' OF GL-4 ALSO THE POB;
THE DUE NORTH 200.00';
TH S 89 DEG 57' 15" E PARALLEL TO SAID SOUTH SEC LINE; 250.00'; TH DUE SOUTH 200'; TH N 89 DEG 57' 15" W PARALLEL TO THE SOUTH SEC LINE 250' TO POB CONTAINING 1.15 ACRES M/L W/EASEMENT
AND
P5-17-35 SEC 17 T54N R33W PARCEL BEING (AKA PARCEL A) SITUATED IN THE PART OF
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Split/Comb. on 11/15/2010 completed 11/15/2010 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-217-050-00;
Child Parcel(s): 010-217-050-20, 010-217-050-30, 010-217-050-40;
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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 156,600 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/08/2017 | 2017-010-004 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| TH | 01/27/2011 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 2.570 Acres | | 8,837 | 100 | | 22,710 |
| | | | 2.57 Total Acres | | Total Est. Land Value = | | | 22,710 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,355 | 66,945 | 78,300 | | | 65,832C |
| 2023 | 10,070 | 63,041 | 73,111 | | | 62,698C |
| 2022 | 10,070 | 56,628 | 66,698 | | | 59,713C |
| 2021 | 7,605 | 53,228 | 60,833 | | | 57,806C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 3
Floor Area: 0
Total Base New : 123,573 E.C.F.
Total Depr Cost: 119,866 X 1.117
Estimated T.C.V: 133,890

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: BC
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 3240
% Good: 0
Storage Area: 0
No Conc. Floor: 840

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
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: BC Exterior: Pole (Finished) | | | | | |
| Door Opener | | | 2 | 1,337 | 1,297 |
| Base Cost | | | 3240 | 128,855 | 124,989 |
| No Concrete Floor | | | 840 | -6,619 | -6,420 |
| | | | Totals: | 123,573 | 119,866 |

Notes:

ECF (LAKE) 1.117 => TCV: 133,890

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-053-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22044 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 02/19/1999 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BEARD JOHN E & DALA D<br>22044 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 228,734 TCV/TFA: 113.46 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF WATER | 300.00 | 300.00 | 1.0000 | 1.0000 | 82 | 100 | | 24,600 |
| 300 Actual Front Feet, 2.07 Total Acres | | | | | | | Total Est. Land Value = | 24,600 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 120 | 74 | 710 |
| Wood Frame | 25.61 | 164 | 46 | 1,932 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,642 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-17-39A SEC 17 T54N R33W A PARCEL OF LAND IN S 1/2 OF SW 1/4 OF SW 1/4 SEC 17, COMM AT SW COR OF SEC 17, TH E 66' ALONG THE S LINE OF SEC 17 TO POB TH E 300' ALONG SAID S LINE & CENTER OF CO RD TH N 300', TH W 300', THS 300' TO POB. CONTAINS 2.07 ACRES.

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 09/11/2009 | DATA ENTER |
| JR | 07/22/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,300 | 102,067 | 114,367 | | | 101,490C |
| 2023 | 12,300 | 93,256 | 105,556 | | | 96,658C |
| 2022 | 8,452 | 107,244 | 115,696 | | | 92,056C |
| 2021 | 7,070 | 107,390 | 114,460 | | | 89,116C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1990 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 4 | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(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 |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 26
Floor Area: 2,016
Total Base New : 276,995 E.C.F.
Total Depr Cost: 204,977 X 0.983
Estimated T.C.V: 201,492

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | WGEP (1 Story) |
| 260 | Treated Wood |
| 96 | Treated Wood |

**(17) Garage**

Year Built: 46
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: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1990
(11) Heating System: Forced Hot Water
Ground Area = 1120 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Bi-Level | Siding | Bi-Lev. 80% | 1,120 | | |
| | | | Total: | 213,194 | 157,765 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,365 |
| Vent Fan | | | 2 | 495 | 366 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,523 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,945 |
| Porches | | | | | |
| WGEP (1 Story) | | | 64 | 7,017 | 5,193 |
| Deck | | | | | |
| Treated Wood | | | 260 | 4,815 | 3,563 |
| Treated Wood | | | 96 | 2,452 | 1,814 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 864 | 32,296 | 23,899 |
| Door Opener | | | 2 | 1,070 | 792 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 564 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,957 | 2,188 |
| | | | Totals: | 276,995 | 204,977 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 201,492

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-053-75 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. |
|---|---|---|---|---|---|---|---|---|
| CARLSON RODNEY & ALICE | CARLSON TRUST RODNEY & ALI | 0 | 12/30/2014 | QC | 03-ARM'S LENGTH | 2014/06544 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22134 BROEMER RD

Owner's Name/Address

CARLSON TRUST RODNEY & ALICE
22134 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-17-39B SEC 17 T54N R33W PAR OF LAND IN S 1/2 OF SW 1/4 OF SW 1/4COM AT SW COR OF SEC 17, TH E 366' TO POB., TH E 750', TH N 300', TH W 750', TH S 300' TO POB. CONTAINS 5.16 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 285,075 TCV/TFA: 171.32

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/29/2009 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 5.160 Acres | | 5,946 | 100 | | 30,680 |
| | | | 5.16 Total Acres | | Total Est. Land Value = | | | 30,680 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,340 | 127,198 | 142,538 | | | 83,094C |
| 2023 | 12,620 | 116,066 | 128,686 | | | 79,138C |
| 2022 | 12,620 | 101,676 | 114,296 | | | 75,370C |
| 2021 | 10,040 | 101,872 | 111,912 | | | 72,963C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1984 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Tile

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1664 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 802 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | | Coal | X | 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 |
| X | 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) |
| 3 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| 2 | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 4 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 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 |

Class: C
Effec. Age: 22
Floor Area: 1,664
Total Base New : 331,784 E.C.F.
Total Depr Cost: 258,795 X 0.983
Estimated T.C.V: 254,395

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | Treated Wood |
| 150 | Treated Wood |

**(17) Garage**

Year Built: 1984
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: 888
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1984
(11) Heating System: Heat Pump
Ground Area = 1664 SF Floor Area = 1664 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 | 60 | | |
| 1 Story | Siding | Basement | 1,604 | | |
| | | | Total: | 238,336 | 185,903 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 802 | 28,142 | 21,951 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,427 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 7,093 |
| Separate Shower | | | 2 | 2,661 | 2,076 |
| Vent Fan | | | 4 | 990 | 772 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,714 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,051 |
| Deck | | | | | |
| Treated Wood | | | 120 | 2,884 | 2,250 |
| Treated Wood | | | 150 | 3,351 | 2,614 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 888 | 33,007 | 25,745 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,050 |
| Door Opener | | | 2 | 1,070 | 835 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,075 |
| Raised Hearth | | | 1 | 434 | 339 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-053-80 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. |
|---|---|---|---|---|---|---|---|---|
| ANTILA REGAN | KEELEY JOHN M | 150,000 | 08/01/2017 | WD | 03-ARM'S LENGTH | 2017/04028 | DEED | 100.0 |
| ANTILA REGAN D ROLAND R & | ANTILA REGAN | 0 | 10/10/2013 | QC | 09-FAMILY | 2013/06001 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22220 BROEMER RD

Owner's Name/Address

GADDIS JOHN M
22220 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-17-39C SEC 17 T54N R332 A PART OF LAND IN THE S 1/2 OF SW 1/4 OFSW 1/4 D/F; COM AT THE SW COR OF SEC 17 GO E 1116.00' TO POB; TH E 188'; TH N 300'; TH W 188'; TH S 300'; TO POB EXCEPT THAT PART DEEDED TO BROEMER RD IN 82/223. CON'T 1.29 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/10/2020

MAP #:

2024 Est TCV 201,101 TCV/TFA: 157.85

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/23/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.290 | Acres | 12,326 | 100 | | 15,900 |
| | | | 1.29 | Total Acres | | Total Est. Land Value = | | 15,900 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,950 | 92,601 | 100,551 | | | 88,280C |
| 2023 | 6,144 | 84,388 | 90,532 | | | 84,077C |
| 2022 | 6,144 | 73,930 | 80,074 | | | 80,074S |
| 2021 | 6,288 | 74,066 | 80,354 | | | 80,354S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1988 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 2 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 728 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 728 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | | Coal | X | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,274
Total Base New : 219,074 E.C.F.
Total Depr Cost: 188,404 X 0.983
Estimated T.C.V: 185,201

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 248 | Treated Wood |

**(17) Garage**

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: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls C Blt 1988
(11) Heating System: Forced Air w/ Ducts
Ground Area = 728 SF Floor Area = 1274 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 448 | | |
| 1.75 Story | Siding | Basement | 280 | | |
| | | | Total: | 159,131 | 136,853 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 728 | 25,546 | 21,970 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Deck | | | | | |
| Treated Wood | | | 248 | 4,665 | 4,012 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 18,754 |
| Door Opener | | | 1 | 535 | 460 |
| | | | Totals: | 219,074 | 188,404 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 185,201

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-054-60 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22278 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 05/04/2016 | 2016-010-009 | FOUNDATION |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| | 2024 Est TCV 173,573 TCV/TFA: 87.49 | | | | | |

DORVINEN JOSEPH M & KATHLEEN
AMY & ELIZABETH; LB
22278 BROEMER RD
CHASSELL MI 49916

X Improved | Vacant

Tax Description

P5-17-40F SEC 17 T54N R33W COM 1339' E AND 33' N OF SW COR;
TH N 300', TH E 250', TH S 300', TH W 250' TO POB. 1.72 A.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF WATER | 250.00 | 300.00 | 1.0000 | 1.0000 | 82 | 100 | | 20,500 |
| 250 Actual Front Feet, 1.72 Total Acres | | | | | | | Total Est. Land Value = | 20,500 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.44 | 168 | 79 | 3,376 |
| Wood Frame | 31.62 | 80 | 74 | 1,872 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,248 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,250 | 76,537 | 86,787 | | | 84,547C |
| 2023 | 10,250 | 80,189 | 90,439 | | | 80,521C |
| 2022 | 7,591 | 85,456 | 93,047 | | | 76,687C |
| 2021 | 6,860 | 85,565 | 92,425 | | | 74,238C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 40
Floor Area: 1,984
Total Base New : 250,635 E.C.F.
Total Depr Cost: 150,381 X 0.983
Estimated T.C.V: 147,825

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | Treated Wood |
| 48 | Treated Wood |

**(17) Garage**

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1024 SF Floor Area = 1984 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Bi-Level | Siding | Bi-Lev.100% | 960 | | |
| 1 Story | Siding | Overhang | 32 | | |
| 1 Story | Siding | Overhang | 32 | | |
| | | Total: | | 184,740 | 110,844 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,728 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,857 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,577 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,942 | 2,365 |
| Treated Wood | | | 48 | 1,693 | 1,016 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 14,567 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,577 |
| Door Opener | | | 1 | 535 | 321 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 720 | 25,603 | 15,362 |
| Door Opener | | | 1 | 535 | 321 |
| | | Totals: | | 250,635 | 150,381 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 147,825

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-055-00 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. |
|---|---|---|---|---|---|---|---|---|
| HEIKKINEN THOMAS C & JANIS | HUBERT KEVIN & SHELLIE | 135,000 | 04/13/2011 | WD | 03-ARM'S LENGTH | 2011/01801 | DEED | 100.0 |
| | | 3,800 | 09/01/1993 | WD | 03-ARM'S LENGTH | 122:869 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45025 US HIGHWAY 41

**Owner's Name/Address**

HUBERT KEVIN & SHELLIE
45025 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-17-40A SEC 17 T54N R33W PART OF S 1/2 OF GOVT LOT 4; COM AT SE COR LYING W OF US 41 ROW THE POB; TH N 210', TH W 138', TH S 210'; TH E 138' TO POB. CONTAINS .67 A M/L

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/14/2011

MAP #:

2024 Est TCV 264,252 TCV/TFA: 188.21

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| X | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/23/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.670 | Acres | 13,000 | 100 | | 8,710 |
| | | | 0.67 | Total Acres | | Total Est. Land Value = | | 8,710 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,355 | 127,771 | 132,126 | | | 89,552C |
| 2023 | 3,221 | 116,448 | 119,669 | | | 85,288C |
| 2022 | 3,221 | 102,004 | 105,225 | | | 81,227C |
| 2021 | 3,786 | 102,206 | 105,992 | | | 78,633C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1994 | 1995 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other: Vinyl

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 936 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 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 |
| 1 | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 14
Floor Area: 1,404
Total Base New : 302,278 E.C.F.
Total Depr Cost: 259,961 X 0.983
Estimated T.C.V: 255,542

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 220 | Treated Wood |
| 888 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 936
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls BC Blt 1994
(11) Heating System: Forced Hot Water
Ground Area = 936 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 936 | | |
| | | | Total: | 224,311 | 192,909 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 3,025 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 5,750 |
| Vent Fan | | | 2 | 709 | 610 |
| Ceramic Tub Alcove | | | 1 | 887 | 763 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,744 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,459 |
| Deck | | | | | |
| Treated Wood | | | 220 | 4,598 | 3,954 |
| Treated Wood | | | 888 | 11,961 | 10,286 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 936 | 41,072 | 35,322 |
| Common Wall: 2 Wall | | | 1 | -5,182 | -4,457 |
| Door Opener | | | 2 | 1,337 | 1,150 |
| Basement Garage: 2 Car | | | 1 | 4,007 | 3,446 |
| | | | Totals: | 302,278 | 259,961 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 255,542

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-057-00 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. |
|---|---|---|---|---|---|---|---|---|
| DORVINEN THERESA A | DORVINEN CYNTHIA K | 0 | 12/22/2014 | QC | 09-FAMILY | 2014/06468 | DEED | 0.0 |
| | | 1 | 11/01/1997 | WD | 03-ARM'S LENGTH | 141:588 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22394 BROEMER RD

**Owner's Name/Address**

DORVINEN CYNTHIA K
3611 W SPENCER ST
APPLETON WI 54914

**Tax Description**

P5-17-40C SEC 17 T54N R33W
PART OF GOV'T LOT 4, SEC 17 T54N R33W
D/F COMMENCING ON THE N SIDE OF BROEMER'S ROAD WHERE IT INTERSECTS HWY US 41 R/W, TH W ALONG THE N BDRY OF SAIDBROEMER ROAD 570' TO POB, TH N 208' M/L, TH W 208' M/L TH S 208' M/L, TH E 208' M/L TO POB. 1 A.

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 13,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 11/14/2006 | INSPECTED |
| JR | 07/23/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.000 | Acres | 13,000 | 100 | | 13,000 |
| | | | 1.00 | Total Acres | | Total Est. Land Value = | | 13,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,500 | 0 | 6,500 | | | 3,013C |
| 2023 | 4,808 | 0 | 4,808 | | | 2,870C |
| 2022 | 4,808 | 0 | 4,808 | | | 2,734C |
| 2021 | 5,650 | 0 | 5,650 | | | 2,647C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-058-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22336 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 06/16/2016 | 2016-010-001 | COMPLETE |
| | P.R.E. 100% 05/18/1994 | | ADDITION | 08/23/1991 | 91-265 | COMPLETE |
| Owner's Name/Address | MAP #: P5-17-40D | | | | | |
| STRONG DAVID & JACALYN<br>22336 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 237,697 TCV/TFA: 151.59 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 2.070 Acres | | 9,831 | 100 | | 20,350 |
| | | | 2.07 Total Acres | | Total Est. Land Value = | | | 20,350 |

Tax Description

SEC 17 T54N R33W
A PARCEL OF LAND IN THE SE 1/4 OF SW 1/4, SEC 17 T54N R33W D/F,
COM AT SW COR OF SEC 17, TH E'LY ALONG S LINE, BEING CEN LINE OF CO RD KNOWN AS BROEMER RD 1589', TH N 33' TO POB,
TH N 300', TH E 300', TH S 300', TH W 300' ALONG N R/W OF RD TO POB BEING A PART OF GOV'T LOT 4. 2.07 A.
010-217-054-50 COMBINED INTO THIS PARCEL IN 2016

Comments/Influences

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/23/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,175 | 108,674 | 118,849 | | | 76,441C |
| 2023 | 8,452 | 99,276 | 107,728 | | | 72,801C |
| 2022 | 8,452 | 86,979 | 95,431 | | | 69,335C |
| 2021 | 7,070 | 86,529 | 93,599 | | | 67,121C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1568 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 1,568
Total Base New : 311,419 E.C.F.
Total Depr Cost: 221,106 X 0.983
Estimated T.C.V: 217,347

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 65 | WGEP (1 Story) |
| 240 | Treated Wood |
| 568 | Treated Wood |

**(17) Garage**

Year Built:
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: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1568 SF Floor Area = 1568 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 | 1,352 | | |
| 1 Story | Siding | Basement | 216 | | |
| | | | Total: | 219,048 | 155,523 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,228 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 |
| Porches | | | | | |
| WGEP (1 Story) | | | 65 | 7,088 | 5,032 |
| Foundation: Shallow | | | 65 | -718 | -510 |
| Deck | | | | | |
| Treated Wood | | | 240 | 4,572 | 3,246 |
| Treated Wood | | | 568 | 8,037 | 5,706 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 572 | 24,167 | 17,159 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,866 |
| Door Opener | | | 2 | 1,070 | 760 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 760 |
| Base Cost | | | 1200 | 37,776 | 26,821 |
| | | | Totals: | 311,419 | 221,106 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-059-00 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. |
|---|---|---|---|---|---|---|---|---|
| NOMINELLI GREGG R | CHAMBERLAIN ERIK P & STORY | 440,000 | 10/07/2022 | WD | 03-ARM'S LENGTH | 2022/05339 | PROPERTY TRANSFER | 100.0 |
| CALKINS JAY S & ALICE M | NOMINELLI GREGG R | 225,000 | 05/14/2014 | WD | 03-ARM'S LENGTH | 2014/02530 | DEED | 100.0 |
| | | 175,000 | 11/01/1997 | WD | 03-ARM'S LENGTH | 141:855 | DEED | 0.0 |
| | | | | | | | | |

**Property Address**

45050 US HIGHWAY 41

**Owner's Name/Address**

CHAMBERLAIN ERIK P & KARALYN G &
45050 US HWY 41
CHASSELL MI 49916

**Tax Description**

P5-17-41
SEC 17 T54N R33W
THE N 137' OF THE S 300' OF GOV'T LOT 4 LYING E OF US 41 R/W LESS DSS & A R/W.
LOT 16 & PART OF LOT 15 OF THE NICHOLL'S PRIVATE PLAT.
0.71 A. M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 10/26/2022
MAP #:
2024 Est TCV 448,967 TCV/TFA: 207.86

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/08/2009 | DATA ENTER |
| JR | 07/23/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 137.00 | 225.75 | 1.0000 | 1.2268 | 910 | 100 | | 152,943 |
| 137 Actual Front Feet, 0.71 Total Acres | | | | | | | Total Est. Land Value = | 152,943 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2160 | 88 | 5,778 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,778 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 76,472 | 148,012 | 224,484 | | | 221,613C |
| 2023 | 75,968 | 135,092 | 211,060 | | | 211,060S |
| 2022 | 75,632 | 118,414 | 194,046 | | 194,046W | 180,454C |
| 2021 | 71,430 | 118,476 | 189,906 | | | 174,690C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1920 | 1980 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1224 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 940 | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 2,160
Total Base New : 364,527 E.C.F.
Total Depr Cost: 295,266 X 0.983
Estimated T.C.V: 290,246

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WCP (1 Story) |
| 618 | Treated Wood |
| 136 | Treated Wood |

**(17) Garage**

Year Built: 1900
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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1920
(11) Heating System: Forced Hot Water
Ground Area = 1224 SF Floor Area = 2160 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 | 936 | | |
| 1 Story | Siding | Basement | 288 | | |
| | | | Total: | 262,751 | 212,829 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 940 | 32,985 | 26,718 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,029 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,683 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,464 |
| Vent Fan | | | 1 | 247 | 200 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 |
| Porches | | | | | |
| WCP (1 Story) | | | 144 | 6,237 | 5,052 |
| Deck | | | | | |
| Treated Wood | | | 618 | 8,491 | 6,878 |
| Treated Wood | | | 136 | 3,150 | 2,551 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 576 | 29,220 | 23,668 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,129 |
| Door Opener | | | 2 | 1,070 | 867 |
| Unit-in-Place Cost Items | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-060-00 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. |
|---|---|---|---|---|---|---|---|---|
| GRUENKE JASON & FROH HOLLY | YORK'S RESORT LLC | 475,000 | 12/29/2022 | WD | 03-ARM'S LENGTH | 2023/00034 | PROPERTY TRANSFER | 100.0 |
| SHINGLEDECKER PAUL & DIANA | GRUENKE JASON & FROH HOLLY | 270,000 | 07/19/2014 | PTA | 03-ARM'S LENGTH | 2023/00033 | DEED | 100.0 |
| BOWEN JOHN & JANE | SHINGLEDECKER PAUL & DIANA | 0 | 08/26/2013 | QC | 03-ARM'S LENGTH | 2013/05809 | DEED | 100.0 |
| SHINGLEDECKER PAUL D & DIA | BOWEN JOHN & JANE | 330,000 | 08/26/2011 | LC | 03-ARM'S LENGTH | 2011/04263 | DEED | 100.0 |

Property Address

45024 US HIGHWAY 41

Owner's Name/Address

YORK'S RESORT LLC
2187 BELLEVILL LN
CENTERVILLE OH 45459

Tax Description

P5-17-41A SEC 17 T54N R33W PRT OF THE S 660' OF GOV'T LOT 4;
COM @ SW 1/4 COR;
TH E 2844.40' ALG SEC LN TO E ROW OF US 41 & POB;
TH E 383.20' TO TH SHORE;
TH N 6 DEG 22' W 163.4' ALG SHORE;
TH W 351.20' TO E US 41 ROW;
TH S 4 DEG 54' W 163' ALG ROW TO POB.
1.40 AC M/L EXC RR ROW.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 439,675 TCV/TFA: 118.57

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/25/2009 | INSPECTED |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 164.00 | 375.00 | 1.0933 | 1.0000 | 900 | 100 | 0 | 161,364 |
| 164 Actual Front Feet, 1.41 Total Acres | | | | | | | Total Est. Land Value = | 161,364 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Dock: Light posts | 42.01 | 420 | 95 | 16,762 |
| Wood Frame | 31.62 | 80 | 95 | 2,403 |
| Total Estimated Land Improvements True Cash Value = | | | | 19,165 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 80,682 | 139,156 | 219,838 | | | 204,851C |
| 2023 | 71,718 | 123,379 | 195,097 | | | 195,097S |
| 2022 | 71,718 | 113,010 | 184,728 | | | 164,984C |
| 2021 | 71,718 | 106,239 | 177,957 | | | 159,714C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1920 MAIN | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Tile
Other: Carpeted
Other: Vinyl

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 1123 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 46
Floor Area: 1,123
Total Base New : 198,526 E.C.F.
Total Depr Cost: 107,205 X 0.854
Estimated T.C.V: 91,553

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | Treated Wood |

**(17) Garage**

Year Built: 1920
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: 618
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1123 SF Floor Area = 1123 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 | 1,123 | | |
| | | | Total: | 164,672 | 88,923 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,353 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,571 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,420 |
| Deck | | | | | |
| Treated Wood | | | 168 | 3,614 | 1,952 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 618 | 20,345 | 10,986 |
| | | | Totals: | 198,526 | 107,205 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 91,553

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1955 1 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 484 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 46
Floor Area: 484
Total Base New : 66,843 E.C.F.
Total Depr Cost: 36,096 X 0.854
Estimated T.C.V: 30,826

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WCP (1 Story) |
| 64 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CABIN Cls CD Blt 1955
(11) Heating System: Electric Baseboard
Ground Area = 484 SF Floor Area = 484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 484 | | |
| | | | Total: | 60,650 | 32,751 |
| Other Additions/Adjustments | | | | | |
| Deck | | | | | |
| Treated Wood | | | 64 | 1,938 | 1,047 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 701 |
| Public Sewer | | | 1 | 1,298 | 701 |
| Porches | | | | | |
| WCP (1 Story) | | | 24 | 1,659 | 896 |
| | | | Totals: | 66,843 | 36,096 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 30,826

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1955 2 | 2000 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Tile | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 484 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 46
Floor Area: 484
Total Base New : 64,905 E.C.F.
Total Depr Cost: 35,049 X 0.854
Estimated T.C.V: 29,932

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family CABIN Cls CD Blt 1955
(11) Heating System: Electric Baseboard
Ground Area = 484 SF Floor Area = 484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 484 | | |
| | | | Total: | 60,650 | 32,751 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 701 |
| Public Sewer | | | 1 | 1,298 | 701 |
| Porches | | | | | |
| WCP (1 Story) | | | 24 | 1,659 | 896 |
| | | | Totals: | 64,905 | 35,049 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 29,932

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1955 3 | 2000 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Tile | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 484 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 46
Floor Area: 484
Total Base New : 64,905 E.C.F.
Total Depr Cost: 35,049 X 0.854
Estimated T.C.V: 29,932

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Single Family CABIN Cls CD Blt 1955
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Ground Area = 484 SF Floor Area = 484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 484 | | |
| | | | Total: | 60,650 | 32,751 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 701 |
| Public Sewer | | | 1 | 1,298 | 701 |
| Porches | | | | | |
| WCP (1 Story) | | | 24 | 1,659 | 896 |
| | | | Totals: | 64,905 | 35,049 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 29,932

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1955 4 | 2000 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Tile | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 484 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 46
Floor Area: 484
Total Base New : 66,559 E.C.F.
Total Depr Cost: 35,942 X 0.854
Estimated T.C.V: 30,695

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WCP (1 Story) |
| 48 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 5 Single Family CABIN Cls CD Blt 1955
(11) Heating System: Electric Baseboard
Ground Area = 484 SF Floor Area = 484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 484 | | |
| | | | Total: | 60,650 | 32,751 |
| Other Additions/Adjustments | | | | | |
| Deck | | | | | |
| Treated Wood | | | 48 | 1,654 | 893 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 701 |
| Public Sewer | | | 1 | 1,298 | 701 |
| Porches | | | | | |
| WCP (1 Story) | | | 24 | 1,659 | 896 |
| | | | Totals: | 66,559 | 35,942 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 30,695

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1955 5 | 2000 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 484 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
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| | Heat Pump |
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| | |
|---|---|
| | 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 |
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| | |
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Lump Sum Items:

**(15) Built-ins**

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| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
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| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
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| | Trash Compactor |
| | Central Vacuum |
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**(15) Fireplaces**

| | |
|---|---|
| | Interior 1 Story |
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| | 2nd/Same Stack |
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| | Exterior 1 Story |
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| Area | Type |
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**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 31
Floor Area: 165
Total Base New : 26,326 E.C.F.
Total Depr Cost: 18,166 X 0.854
Estimated T.C.V: 15,513

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 7 Single Family CABIN Cls CD Blt 0
(11) Heating System: Electric Baseboard
Ground Area = 165 SF Floor Area = 165 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 | Piers | 165 | | |
| | | | Total: | 23,730 | 16,374 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 896 |
| Public Sewer | | | 1 | 1,298 | 896 |
| | | | Totals: | 26,326 | 18,166 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 15,513

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-061-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45080 US HWY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | 02/02/2021 | 2021-999-044 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| WALLICK LAURA<br>9225 BLOOMINGTON AVE<br>MINNEAPOLIS MN 55425 | 2024 Est TCV 344,080 TCV/TFA: 81.92 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.480 Acres | | 13,000 | 100 | | 6,240 |
| | | | 0.48 Total Acres | | Total Est. Land Value = | | | 6,240 |

Tax Description

P5-17-42 SEC 17 T54N R33W
THE N 100' OF THE S 400' OF GOV'T LOT 4 LYING E OF US 41 R/W LESS DSS & A R/W.
LOT 17 OF THE NICHOLL'S PRIVATE PLAT EXC: COM @ S 1/4; TH S 87 DEG 53'01" E 197.17'; TH N'LY 165.20' ALG ARC 7589.49RAD CURVE TO RT CHORD BEARS N 06 DEG 08' 57" E 165.20' TO PT OF TANG; TH N 06 DEG56'22" E 134.60' TO POB;
TH N 06 DEG 56'22" E 104.90';
TH S 87 DEG 56'07" E 142.81';
TH S 07 DEG 00'42" E 74.77';
TH S 87 DEG 56'40" E 163.59' TO C/L OF RR;
TH ALG C/L S 05 DEG 19'46" W 30.05';
THN 87 DEG 56'43" W 307.16' TO POB. .42 A M/L.

Comments/Influences

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| PG | 12/22/2010 | INSPECTED |
| TH | 01/04/2011 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,120 | 168,920 | 172,040 | | | 40,899C |
| 2023 | 2,308 | 158,529 | 160,837 | | | 38,952C |
| 2022 | 2,308 | 115,867 | 118,175 | | | 37,098C |
| 2021 | 2,712 | 111,195 | 113,907 | | | 35,913C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 5
Floor Area: 0
Total Base New : 6,983 E.C.F.
Total Depr Cost: 6,633 X 0.983
Estimated T.C.V: 6,520

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 4,230 |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,403 |
| | | | Totals: | 6,983 | 6,633 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 6,520

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Storage

Class: S
Floor Area: 3,000
Gross Bldg Area: 4,200
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 5
Physical %Good: 86
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 80%
Heat#2: Forced Air Furnace 20%
Ave. SqFt/Story: 3000
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 16 Perimeter: 0

Base Rate for Upper Floors = 74.77

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 80%
(10) Heating system: Forced Air Furnace Cost/SqFt: 11.50 20%
Combined Heating System adjustment: 2.30 100%
Adjusted Square Foot Cost for Upper Floors = 77.07

Total Floor Area: 3,000 Base Cost New of Upper Floors = 231,210

Reproduction/Replacement Cost = 231,210
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
Total Depreciated Cost = 198,841

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 195,460
Replacement Cost/Floor Area= 77.07 Est. TCV/Floor Area= 65.15

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |
| | Total Fixtures | | Urinals | | | | |
| | 3-Piece Baths | | Wash Bowls | | | | |
| | 2-Piece Baths | | Water Heaters | | | | |
| | Shower Stalls | | Wash Fountains | | | | |
| | Toilets | | Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Apartment

Class: C
Floor Area: 1,200
Gross Bldg Area: 4,200
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 18
Physical %Good: 69
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1200
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 166.92

Adjusted Square Foot Cost for Upper Floors = 166.92

Total Floor Area: 1,200 Base Cost New of Upper Floors = 200,304

Reproduction/Replacement Cost = 200,304
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 138,210

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 2 = 135,860
Replacement Cost/Floor Area= 166.92 Est. TCV/Floor Area= 113.22

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-061-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 110,000 | 03/01/2001 | WD | 03-ARM'S LENGTH | 153:955 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45070 US HIGHWAY 41

**Owner's Name/Address**

WITTING ROBERT & LORI
45070 US HIGHWAY 41
CHASSELL MI 49916-9710

**Tax Description**

P5-17-42 SEC 17 T54N R33W PART OF GOVT LOT 4; COM @ S 1/4 COR; TH ALG S SEC LN S87 DEG 53'01" E 197.17'; TH N 165.20' ALG ARC OF 7589.49' RAD CURTO RT WH CHORD BEARS N 06 DEG 08'57" E 165.20' TO A PT OF TANG; TH N 06 56'22" E 134.60' TO POB; TH N 06 DEG 56'22" E 104.90'; TH S 87 DEG 56'07" 142.81'; TH S 07 DEG 00'42" E 74.77'; TH S 87 DEG 5640" E 163.59' TO C/L OF RR 34' FROM WATER TH ALG C/L S 05 DEG 19'46" W 30.05' TO A PT 35' FROM WATER; TH N 87 DEG 56'43" 307.16' TO POB. .48 A M/L

**Comments/Influences**

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 410,500 TCV/TFA: 108.71

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[X] Improved [ ] Vacant

**Public Improvements**

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 100.00 | 34.00 | 1.1487 | 1.0000 | 900 | 100 | | 103,383 |
| OFF HWY | | | 0.420 Acres | | 15,000 | 100 | | 6,300 |
| 100 Actual Front Feet, 0.50 Total Acres | | | | | | | Total Est. Land Value = | 109,683 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.12 | 7500 | 88 | 20,592 |
| Total Estimated Land Improvements True Cash Value = | | | | 20,592 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 54,842 | 150,408 | 205,250 | | | 127,733C |
| 2023 | 49,098 | 138,321 | 187,419 | | | 121,651C |
| 2022 | 49,098 | 123,953 | 173,051 | | | 115,859C |
| 2021 | 48,941 | 123,286 | 172,227 | | | 112,158C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings

Class: C
Floor Area: 3,776
Gross Bldg Area: 3,776
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght : 7

Depr. Table : 3%
Effective Age : 29
Physical %Good: 41
Func. %Good : 100
Economic %Good: 100

1920 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Package Heating & Cooling 100%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 3776
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 10 Perimeter: 0
Overall Building Height: 10

Base Rate for Upper Floors = 186.84

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.11 100%
Adjusted Square Foot Cost for Upper Floors = 211.95

Total Floor Area: 3,776 Base Cost New of Upper Floors = 800,323

Reproduction/Replacement Cost = 800,323
Eff.Age:29 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 328,132

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 280,225
Replacement Cost/Floor Area= 211.95 Est. TCV/Floor Area= 74.21

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings |
|---|---|

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |
|---|---|---|---|

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-062-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 11/20/2023 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DORVINEN THOMAS ET AL<br>MD, JS, DS, AS, JD & CD<br>22428 BROEMER<br>CHASSELL MI 49916 | 2024 Est TCV 201,685 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 160.00 | 250.00 | 1.0000 | 1.2910 | 910 | 100 | | 187,969 |
| RATE 1 | | | 0.830 Acres | | 13,000 | 100 | | 10,790 |
| 160 Actual Front Feet, 1.75 Total Acres | | | | | | | Total Est. Land Value = | 198,759 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 89 | 2,926 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,926 |

Public Improvements

- 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

Tax Description

P5-17-43 SEC 17 T54N R33W A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 4, D/F: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE S 88°53'11" E 2638.47 FEET ALONG THE SOUTH LINE OF SAID SECTION 17 TO THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE S 88°54'08" E 195.24 FEET TO A 1/2-INCH IRON PIPE ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY US-41; THENCE N 05°53'15" E 404.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY US-41; THENCE N 06°12'14" E 158.70 FEET ALONG SAID EASTERLY RIGHT-OF-WAY OF HIGHWAY US-41 TO A 1/2-INCH IRON PIPE; THENCE S 88°53'05" E 323.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FORMER SOO LINE RAILROAD AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT (RADIUS=4686.65 FEET; DELTA=01°56'13"; CHORD BEARS S 06°21'12" W 158.43 FEET); THENCE ALONG THE ARC OF ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 99,380 | 1,463 | 100,843 | | | 29,130C |
| 2023 | 97,355 | 1,394 | 98,749 | | | 27,743C |
| 2022 | 96,942 | 1,254 | 98,196 | | | 26,422C |
| 2021 | 92,477 | 1,221 | 93,698 | | | 25,578C |

| Who | When | What |
|---|---|---|
| LP | 07/09/2009 | DATA ENTER |
| JR | 07/27/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-062-25 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 | 11/01/1999 | WD | 03-ARM'S LENGTH | 150:746 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

DORVINEN THOMAS ET AL
JS, MD, JD & CD
PO BOX 242
CHASSELL MI 49916

Tax Description

SECT 17, T54N, R33W,
A PARCEL OF LAND IN THAT PART OF THE SOUTH 660 FEET OF GOVERNMENT LOT 4, SECTION 17, T54N, R33W, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN, LYING BETWEEN THE EAST U.S. 41 ROAD RIGHT-OF-WAY AND THE SHORE OF PORTAGE LAKE AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, T54N, R33W; THENCE EAST 2844.40 FEET ALONG THE SECTION LINE AND THE CENTERLINE OF THE COUNTY ROAD TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY U.S. 41; THENCE NORTH 4° 54' EAST 563.50 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 4° 54' EAST 100 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTH LINE OF THE SOUTH 660 FEET; THENCE EAST 355.10 FEET ALONG SAID NORTH LINE TO THE SHORE OF PORTAGE LAKE; THENCE SOUTHWESTERLY 100 FEET ALONG THE SHORE OF PORTAGE LAKE; THENCE WEST 343.78 FEET TO ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/20/2023

MAP #:

2024 Est TCV 134,298

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 100.00 | 326.70 | 1.0000 | 1.4758 | 910 | 100 | | 134,298 |
| 100 Actual Front Feet, 0.75 Total Acres | | | | | | | Total Est. Land Value = | 134,298 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 67,149 | 0 | 67,149 | | | 25,692C |
| 2023 | 66,707 | 0 | 66,707 | | | 24,469C |
| 2022 | 66,411 | 0 | 66,411 | | | 23,304C |
| 2021 | 62,722 | 0 | 62,722 | | | 22,560C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-063-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 115,000 | 11/01/1996 | WD | 03-ARM'S LENGTH | 138:17 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45126 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 05/17/2018 | 2018-031-045 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DALMAN TODD & NANCY<br>10002 PALMER DR<br>CRYSTAL LAKE IL 60014 | 2024 Est TCV 253,067 TCV/TFA: 180.25 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 40.00 | 392.04 | 1.0000 | 1.6167 | 910 | 100 | | 58,847 |
| 40 Actual Front Feet, 0.36 Total Acres | | | | | | | Total Est. Land Value = | 58,847 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.14 | 200 | 46 | 2,221 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,221 |

Tax Description

P5-17-44 SEC 17 T54N R33W T
HE N 40' OF THE S 700' OF GOV'T LOT 4
LYING E OF US 41 R/W LESS DSWS & A R/W.
PART OF LOT 20 OF THE NICHOLL'S PRIVATE
PLAT. .36 A. M/L

Comments/Influences

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,424 | 97,110 | 126,534 | | | 95,626C |
| 2023 | 29,230 | 91,801 | 121,031 | | | 91,073C |
| 2022 | 29,100 | 82,468 | 111,568 | | | 86,737C |
| 2021 | 27,484 | 77,518 | 105,002 | | | 83,967C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1404 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 540 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 1,404
Total Base New : 242,094 E.C.F.
Total Depr Cost: 171,888 X 1.117
Estimated T.C.V: 191,999

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WGEP (1 Story) |
| 168 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 540 | | |
| 1 Story | Siding | Basement | 864 | | |
| | | | Total: | 199,441 | 141,604 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 540 | 18,949 | 13,454 |
| Plumbing | | | | | |
| 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) | | | 36 | 5,111 | 3,629 |
| Deck | | | | | |
| Treated Wood | | | 168 | 3,614 | 2,566 |
| | | | Totals: | 242,094 | 171,888 |

Notes:

ECF (LAKE) 1.117 => TCV: 191,999

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-064-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 209,000 | 05/01/1996 | WD | 03-ARM'S LENGTH | 135:289 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45136 US HIGHWAY 41

Owner's Name/Address

ROBERTS PETER W & PATRICIA A
ROBERTS FAMILY TRUST TRUSTEES
45136 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-17-45 SEC 17 T54N R33W THE S 200' OF THE N 620' OF GOV'T LOT 4 LYING E OF US 41 R/W LESS DSS & A R/W. LOTS 21 & 22 OF THE NICHOLL'S PRIVATE PLAT. 1.61 A. M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 413,672 TCV/TFA: 197.36

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 200.00 | 250.00 | 1.0000 | 1.2910 | 910 | 100 | | 234,961 |
| RATE 1 | | | 0.462 Acres | | 13,000 | 100 | | 6,006 |
| 200 Actual Front Feet, 1.61 Total Acres | | | | | | | Total Est. Land Value = | 240,967 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 120,484 | 86,352 | 206,836 | | | 69,515C |
| 2023 | 118,927 | 78,789 | 197,716 | | | 66,205C |
| 2022 | 118,411 | 69,021 | 187,432 | | | 63,053C |
| 2021 | 112,345 | 69,150 | 181,495 | | | 61,039C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1200 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,200
Total Base New : 225,227 E.C.F.
Total Depr Cost: 159,911 X 0.983
Estimated T.C.V: 157,193

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | WGEP (1 Story) |
| 40 | Treated Wood |
| 150 | Treated Wood |

**(17) Garage**

Year Built: 1970
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1296
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1940
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1200 SF Floor Area = 1200 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 | 1,200 | | |
| | | | Total: | 163,131 | 115,824 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,682 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,162 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,796 |
| Porches | | | | | |
| WGEP (1 Story) | | | 40 | 4,961 | 3,522 |
| Deck | | | | | |
| Treated Wood | | | 40 | 1,530 | 1,086 |
| Treated Wood | | | 150 | 3,278 | 2,327 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 949 | 674 |
| Base Cost | | | 1296 | 40,617 | 28,838 |
| | | | Totals: | 225,227 | 159,911 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 157,193

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. | X | Large Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| X | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Fair
Effec. Age: 25
Floor Area:
Total Base New : 45,084 E.C.F.
Total Depr Cost: 15,780 X 0.983
Estimated T.C.V: 15,512

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home 1 Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 896 SF Floor Area = 896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 896 | | |
| | | | Total: | 45,084 | 15,780 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 45,084 | 15,780 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 15,512

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-065-00 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. |
|---|---|---|---|---|---|---|---|---|
| LASSILA CARL W | KIRKISH, CHRISTOPHER & TRI | 190,000 | 03/30/2010 | WD | 03-ARM'S LENGTH | 2010/01509 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45170 US HIGHWAY 41 &45174

**Owner's Name/Address**

KIRKISH CHRISTOPHER & TRICIA
45170 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-17-46
SEC 17 T54N R33W
THE S 90' OF THE N 420' OF GOV'T LOT 4 LYING E OF US 41 R/W LESS DSS & A R/W.
AKA S 90 ' OF LOT 23 OF THE NICHOLL'S PRIVATE PLAT. .69 A M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 87% 01/24/2018
MAP #:
2024 Est TCV 590,184 TCV/TFA: 165.04

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| OTHER | 06/09/2020 | 2020-111-070 | FOUNDATION |
| ADDITION | 01/25/2017 | 2017-031-006 | COMPLETE |
| ADDITION | 12/07/2016 | 2016-010-024 | COMPLETE |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/23/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 90.00 | 334.00 | 1.0000 | 1.4922 | 910 | 100 | | 122,211 |
| 90 Actual Front Feet, 0.69 Total Acres | | | | | | | Total Est. Land Value = | 122,211 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 61,106 | 233,986 | 295,092 | | | 214,295C |
| 2023 | 60,703 | 220,858 | 281,561 | | | 204,091C |
| 2022 | 60,434 | 198,405 | 258,839 | | | 194,373C |
| 2021 | 57,077 | 185,711 | 242,788 | | | 188,164C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1940 | 2017 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1952 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**

| | | |
|---|---|---|
| 700 | Recreation | SF |
| 1200 | Living | SF |
| 2 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 12
Floor Area: 2,568
Total Base New : 391,462 E.C.F.
Total Depr Cost: 344,487 X 1.117
Estimated T.C.V: 384,792

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 28 | WGEP (1 Story) |
| 304 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1952 SF Floor Area = 2568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 1,232 | | |
| 1+ Story | Siding | Basement | 720 | | |
| | | | Total: | 311,522 | 274,138 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 700 | 13,244 | 11,655 |
| Basement Living Area | | | 1200 | 42,108 | 37,055 |
| Basement, Outside Entrance, Below Grade | | | 2 | 5,010 | 4,409 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,190 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,314 |
| Porches | | | | | |
| WGEP (1 Story) | | | 28 | 4,362 | 3,839 |
| Deck | | | | | |
| Treated Wood | | | 304 | 5,329 | 4,690 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,197 |
| | | | Totals: | 391,462 | 344,487 |

Notes:

ECF (LAKE) 1.117 => TCV: 384,792

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

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 |
| | 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 49
Floor Area: 1,008
Total Base New : 146,019 E.C.F.
Total Depr Cost: 74,468 X 1.117
Estimated T.C.V: 83,181

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 16 | WCP (1 Story) |
| 64 | WGEP (1 Story) |
| 192 | Treated Wood |
| 57 | Treated Wood |

**(17) Garage**

Year Built: 1940
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 352
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CAPE Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 672 | | |
| | | | Total: | 117,087 | 59,713 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 64 | 6,432 | 3,280 |
| WCP (1 Story) | | | 16 | 1,106 | 564 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,852 | 1,965 |
| Treated Wood | | | 57 | 1,818 | 927 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 352 | 15,724 | 8,019 |
| | | | Totals: | 146,019 | 74,468 |

Notes:

ECF (LAKE) 1.117 => TCV: 83,181

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-066-00 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. |
|---|---|---|---|---|---|---|---|---|
| KIRKISH CHRISTOPHER & TRIC | GRUENKE JASON | 425,000 | 07/09/2021 | LC | 04-BUYERS INTEREST IN A L | 2021/04386 | DEED | 100.0 |
| | | 260,000 | 04/01/2003 | WD | 03-ARM'S LENGTH | 160:942 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
45190 US HIGHWAY 41

Owner's Name/Address
GRUENKE JASON
45024 US HWY 41
CHASSELL MI 49916

Tax Description
P5-17-47 SEC 17 T54N R33W
THE S 110' OF THE N 330' OF GOV'T LOT 4 LYING E OF US 41 R/W LESS DSS & A R/W. LOT 24 & PART OF (N 10' OF) LOT 23 OF THE NICHOLL'S PRIVATE PLAT. .82 A. M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 444,131 TCV/TFA: 71.08

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/09/2008 | 08-113 | FOUNDATION |
| MOBILE HOME | 05/11/2006 | 06-067 | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/29/2008 | INSPECTED |
| LP | 10/30/2008 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 120.00 | 300.00 | 1.1279 | 1.0000 | 900 | 100 | | 121,818 |
| 120 Actual Front Feet, 0.83 Total Acres | | | | | | | Total Est. Land Value = | 121,818 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 810 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 60,909 | 161,157 | 222,066 | | | 206,329C |
| 2023 | 54,142 | 142,362 | 196,504 | | | 196,504S |
| 2022 | 54,142 | 168,599 | 222,741 | | | 222,741S |
| 2021 | 54,142 | 158,494 | 212,636 | | | 198,322C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. | X | Large Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 14
Floor Area:
Total Base New : 72,319 E.C.F.
Total Depr Cost: 49,177 X 0.854
Estimated T.C.V: 41,997

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 152 | Treated Wood |

**(17) Garage**

Year Built: 0
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: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home CABIN Cls Average Blt 2005
(11) Heating System: Wall Furnace
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 960 | | |
| | | | Total: | 51,871 | 35,272 |
| Other Additions/Adjustments | | | | | |
| Deck | | | | | |
| Treated Wood | | | 152 | 3,382 | 2,300 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 320 | 16,531 | 11,241 |
| Door Opener | | | 1 | 535 | 364 |
| | | | Totals: | 72,319 | 49,177 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 41,997

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1194 S.F.
Crawl: 0 S.F.
Slab: 396 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 49
Floor Area: 2,066
Total Base New : 286,148 E.C.F.
Total Depr Cost: 145,936 X 0.854
Estimated T.C.V: 124,629

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 468 | Treated Wood |

**(17) Garage**

Year Built: 1910
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: 460
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CABIN Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1590 SF Floor Area = 2066 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 952 | | |
| 1 Story | Siding | Basement | 242 | | |
| 1 Story | Siding | Slab | 396 | | |
| | | | Total: | 250,272 | 127,639 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 2,428 |
| Water Well, 50 Feet | 1 | 2,629 | 1,341 |
| Deck | | | |
| Treated Wood | 468 | 7,076 | 3,609 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 460 | 20,875 | 10,646 |
| Door Opener | 1 | 535 | 273 |
| | Totals: | 286,148 | 145,936 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 124,629

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1910 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 12 | 1st Floor |
| | 2nd Floor |
| 6 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1296 S.F.
Crawl: 0 S.F.
Slab: 1050 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 49
Floor Area: 2,670
Total Base New : 326,257 E.C.F.
Total Depr Cost: 166,391 X 0.854
Estimated T.C.V: 142,098

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 298 | CCP (1 Story) |
| 120 | CCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family CABIN Cls C Blt 1910
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2346 SF Floor Area = 2670 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 1,296 | | |
| 1 Story | Siding | Slab | 1,050 | | |
| | | | Total: | 315,840 | 161,078 |

Other Additions/Adjustments
Porches

| | | | | |
|---|---|---|---|---|
| CCP | (1 Story) | 298 | 7,164 | 3,654 |
| CCP | (1 Story) | 120 | 3,253 | 1,659 |
| | | Totals: | 326,257 | 166,391 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 142,098

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| | Wood Frame |
| X | Metal Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 27
Floor Area:
Total Base New : 39,776 E.C.F.
Total Depr Cost: 15,912 X 0.854
Estimated T.C.V: 13,589

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Mobile Home CABIN Cls Average Blt 1940
(11) Heating System: Wall Furnace
Ground Area = 552 SF Floor Area = 552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 552 | | |
| | | | Total: | 37,332 | 14,934 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WCP (1 Story) | | | 40 | 2,444 | 978 |
| | | | Totals: | 39,776 | 15,912 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 13,589

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-067-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 18,100 | 01/01/1997 | WD | 03-ARM'S LENGTH | 138:573 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**
45220 US HIGHWAY 41

**Owner's Name/Address**
PLESHE JOSEPH J & JUDITH ET AL
45220 US HIGHWAY 41
CHASSELL MI 49916

**Taxpayer's Name/Address**
PLESHE JOSEPH J/JUDITH & ETAL
45220 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**
P5-17-48 SEC 17 T54N R33W
COM @ S 1/4 COR;
TH N 89 DEG 58'28" E ALG S LN 298.52';
TH DUE N 1101.13' TO E ROW OF US-41;
TH N 05 DEG 38'54" E 50.45' TO PIN ALSO POB;
TH N 05 DEG 38' 54" E 50.45' TO PIPE;
TH N 89 DEG 58'45"E 323.74' TO PIPE ON SHORE OF PORTAGE LK TH S 04 DEG 52'44" W ALG SHORE 50.39' TOPIN; TH S 89 DEG 58'49" W 324.42' M/L TOPOB. .374 A M/L

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 347,241 TCV/TFA: 179.36

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/10/2009 | DATA ENTER |
| JR | 07/27/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RES | 50.39 | 324.42 | 1.0000 | 1.4706 | 910 | 100 | | 67,436 |
| 50 Actual Front Feet, 0.38 Total Acres | | | | | | | Total Est. Land Value = | 67,436 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 3400 | 93 | 9,612 |
| Total Estimated Land Improvements True Cash Value = | | | | 9,612 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 33,718 | 139,903 | 173,621 | | | 131,472C |
| 2023 | 33,496 | 132,044 | 165,540 | | | 125,212C |
| 2022 | 33,348 | 118,626 | 151,974 | | | 119,250C |
| 2021 | 31,495 | 111,493 | 142,988 | | | 115,441C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1997 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other: Linoleum

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1456 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 17
Floor Area: 1,456
Total Base New : 229,892 E.C.F.
Total Depr Cost: 190,697 X 1.117
Estimated T.C.V: 213,009

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 336 | Treated Wood |

**(17) Garage**

Year Built: 1997
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: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1997
(11) Heating System: Radiant (in-floor)
Ground Area = 1456 SF Floor Area = 1456 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 | Slab | 1,456 | | | |
| | | | Total: | 182,287 | 151,299 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,774 | |
| Vent Fan | | | 2 | 495 | 411 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,952 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,182 | |
| Deck | | | | | | |
| Treated Wood | | | 336 | 5,699 | 4,616 | *8 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 720 | 28,404 | 23,575 | |
| Door Opener | | | 2 | 1,070 | 888 | |
| | | | Totals: | 229,892 | 190,697 | |

Notes:

ECF (LAKE) 1.117 => TCV: 213,009

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Hardwood
Other: Linoleum
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 480 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 27
Floor Area: 480
Total Base New : 71,192 E.C.F.
Total Depr Cost: 51,194 X 1.117
Estimated T.C.V: 57,184

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CAMP Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 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 | 480 | | | |
| | | | Total: | 66,622 | 48,635 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 30 | 4,570 | 2,559 | *5 |
| | | | Totals: | 71,192 | 51,194 | |

Notes: COTTAGE
ECF (LAKE) 1.117 => TCV: 57,184

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-067-25 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**

45206 US HIGHWAY 41

**Owner's Name/Address**

KERBAN MICHELE BORREE L BAILY G
45206 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-17-48A SEC 17 T54N R33W PART OF GOV'T LOT 4 .
COM @ S 1/4 COR;
TH N 89 DEG 58'28" E 298.52';
TH DUE N 1101.13' TO PIPE ON E US-41 ROW ALSO POB;
TH N 05 DEG 38'54"E ALG ROW 50.45' TO PIN;
TH N 89 DEG 58'49" E 324.42' TO PIN ON SHORE OF PORTAGE LAKE;
TH S 04 DEG 52'44" W ALG SHORE 50.39' TO PIN;
TH S 89 DEG 58'45" W 325.10' M/L TO POB.
.374 A M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 50% 12/16/2006
MAP #:
2024 Est TCV 242,285 TCV/TFA: 113.01

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| X | 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 |

| Who | When | What |
|---|---|---|
| WK | 11/30/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 50.39 | 325.00 | 1.0000 | 1.0000 | 352 | 100 | | 17,737 |
| 50 Actual Front Feet, 0.38 Total Acres | | | | | | | Total Est. Land Value = | 17,737 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 1600 | 59 | 2,870 |
| D/W/P: Asphalt Paving | 3.04 | 1050 | 59 | 1,883 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,753 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,869 | 112,274 | 121,143 | | | 61,709C |
| 2023 | 8,113 | 106,523 | 114,636 | | | 58,771C |
| 2022 | 10,431 | 100,882 | 111,313 | | | 55,973C |
| 2021 | 10,431 | 94,832 | 105,263 | | | 54,185C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2000 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 196 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 |
| 1 | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| |
|---|
| Appliance Allow. |
| Cook Top |
| Dishwasher |
| Garbage Disposal |
| Bath Heater |
| Vent Fan |
| Hot Tub |
| Unvented Hood |
| Vented Hood |
| Intercom |
| Jacuzzi Tub |
| Jacuzzi repl.Tub |
| Oven |
| Microwave |
| Standard Range |
| Self Clean Range |
| Sauna |
| Trash Compactor |
| Central Vacuum |
| Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 896
Total Base New : 134,911 E.C.F.
Total Depr Cost: 116,023 X 1.117
Estimated T.C.V: 129,598

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 196 | Treated Wood |
| 56 | Treated Wood |

**(17) Garage**

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: 2
Mech. Doors: 0
Area: 700
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 896 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 | Blt-in Gar. | 700 | | |
| 1 Story | Siding | Slab | 196 | | |
| | | | Total: | 89,370 | 76,859 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,154 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Deck | | | | | |
| Treated Wood | | | 196 | 3,994 | 3,435 |
| Treated Wood | | | 56 | 1,842 | 1,584 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | | |
| Base Cost | | | 700 | 30,912 | 26,584 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,868 |
| Door Opener | | | 2 | 1,070 | 920 |
| | | | Totals: | 134,911 | 116,023 |

Notes:

ECF (LAKE) 1.117 => TCV: 129,598

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other: Carpeted
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Warm Air |
| | Wall Furnace |
| X | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Good
Effec. Age: 11
Floor Area:
Total Base New : 109,120 E.C.F.
Total Depr Cost: 80,749 X 1.117
Estimated T.C.V: 90,197

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |
| 304 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home PARK MODEL Cls Good Blt 2005
(11) Heating System: Warm & Cool Air, Air Conditioning
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 1248 | | |
| | | | Total: | 91,007 | 67,345 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,838 | 2,840 |
| Porches | | | | | |
| WGEP (1 Story) | | | 48 | 4,878 | 3,610 |
| Deck | | | | | |
| Treated Wood | | | 304 | 5,651 | 4,182 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,873 | 1,386 |
| Public Sewer | | | 1 | 1,873 | 1,386 |
| | | | Totals: | 109,120 | 80,749 |

Notes:

ECF (LAKE) 1.117 => TCV: 90,197

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-068-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45238 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | DEMOLISH | 10/28/2020 | 2020-031-269 | FOUNDATION |
| | P.R.E. 0% | | CABIN | 06/09/2011 | 11-92 | COMPLETE |
| Owner's Name/Address | MAP #: | | DEMOLISH | 05/20/2011 | 11-65 | COMPLETE |
| ROSS CHRISTOPHER T & MARILYN A<br>45238 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 352,001 TCV/TFA: 119.24 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | 121 Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 121.00 | 328.00 | 1.1270 | 1.0000 | 900 | 100 | | 122,731 |
| 121 Actual Front Feet, 0.91 Total Acres | | | | | | | Total Est. Land Value = | 122,731 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 31.62 | 80 | 79 | 1,999 |
| Wood Frame | 34.33 | 64 | 84 | 1,845 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,844 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

Tax Description

P5-17-49 SEC 17 T54N R33W THE N 120' OF GOV'T LOT 4 LYING E OF US 41 R/W LESS DSS & A R/W. LOT 25 OF THE NICHOLL'S PRIVATE PLAT. .91 A. M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| WK | 11/30/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 61,366 | 114,635 | 176,001 | | | 83,662C |
| 2023 | 54,547 | 100,736 | 155,283 | | | 79,679C |
| 2022 | 54,547 | 105,385 | 159,932 | | | 75,885C |
| 2021 | 54,547 | 105,481 | 160,028 | | | 73,461C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1940 SW B | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 552 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 54
Floor Area: 552
Total Base New : 69,562 E.C.F.
Total Depr Cost: 31,998 X 0.854
Estimated T.C.V: 27,326

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls CD Blt 1940
(11) Heating System: Space Heater
Ground Area = 552 SF Floor Area = 552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 552 | | |
| | | | Total: | 66,966 | 30,804 |

Other Additions/Adjustments

| Water/Sewer | | | |
|---|---|---|---|
| Public Water | 1 | 1,298 | 597 |
| Public Sewer | 1 | 1,298 | 597 |
| | Totals: | 69,562 | 31,998 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 27,326

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1999 SE B | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 576 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 22
Floor Area: 576
Total Base New : 72,455 E.C.F.
Total Depr Cost: 56,513 X 0.854
Estimated T.C.V: 48,262

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CABIN Cls CD Blt 1999
(11) Heating System: Space Heater
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 576 | | |
| | | | Total: | 69,542 | 54,242 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| CPP | | | 32 | 809 | 631 |
| Foundation: Shallow | | | 32 | -492 | -384 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 1,012 |
| Public Sewer | | | 1 | 1,298 | 1,012 |
| | | | Totals: | 72,455 | 56,513 |

Notes: CABIN
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 48,262

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1993 NW B | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 28
Floor Area: 576
Total Base New : 70,070 E.C.F.
Total Depr Cost: 50,452 X 0.854
Estimated T.C.V: 43,086

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family CABIN Cls CD Blt 1993
(11) Heating System: Space Heater
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 576 | | |
| | | | Total: | 67,474 | 48,582 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 935 |
| Public Sewer | | | 1 | 1,298 | 935 |
| | | | Totals: | 70,070 | 50,452 |

Notes: CABIN
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 43,086

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 2011 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1248 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 10
Floor Area: 1,248
Total Base New : 138,891 E.C.F.
Total Depr Cost: 125,002 X 0.854
Estimated T.C.V: 106,752

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WPP |
| 160 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Single Family CABIN Cls CD Blt 2011
(11) Heating System: Space Heater
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 1,248 | | |
| | | | Total: | 131,811 | 118,630 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WPP | | | 36 | 1,587 | 1,428 |
| Foundation: Shallow | | | 36 | -527 | -474 |
| Deck | | | | | |
| Treated Wood | | | 160 | 3,424 | 3,082 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 1,168 |
| Public Sewer | | | 1 | 1,298 | 1,168 |
| | | | Totals: | 138,891 | 125,002 |

Notes: 2011 CABIN
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 106,752

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-069-00 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 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:572 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

DNR STATE OF MICHIGAN
PO BOX 30448
LANSING MI 48909-7948

Taxpayer's Name/Address

DNR STATE OF MICHIGAN
PO BOX 30448
LANSING MI 48909-7948

Tax Description

P5-17-50 SEC. 17 T54N R33W A STRIP OF SOO LINE RR ROW 5280' M/L BY 100' M/L GOING IN A N-S DIRECTION IN THE E 1/2 OF SEC. 17. 12.12 A M/L

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 12.120 Acres | | 15,426 | 100 | | 186,960 |
| | | | 12.12 Total Acres | | Total Est. Land Value = | | | 186,960 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-102-18 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**

US HIGHWAY 41

**Owner's Name/Address**

O'BRIEN PROPERTIES
10 PEEPSOCK RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

O'BRIEN PROPERTIES
PO BOX 1394
EDWARDS CO 81632

**Tax Description**

PART OF GOVT LOT 1, SEC 17 T54N R33W, D/F:
COM AT THE NORTH 1/4 CORNER OF SAID SECTION 17; THENCE S 88°49'11" E ALONG THE NORTH LINE OF SAID SECTION 17, 1129.99 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MDNR TRAIL (FORMERLY SOO LINE RAILROAD, 60 FEET WIDE), S 07°25'49" W 168.44 FEET TO THE POINT OF BEGINNING; THENCE S 88°48'50" E, 45.77; THENCE ALONG A TRAVERSE LINE, S 03°14'09" W, 249.77 FEET; THENCE N 88°48'50" W, 64.15 FEET; THENCE ALONG SAID EASTERLY LINE OF MDNR TRAIL, N 07°25'49" E, 251.10 FEET TO THE POINT OF BEGINNING. PARCEL EXTENDS TO THE WATER'S EDGE.

PROPERTY LINE - ADJUSTED FOR 2022 ROLL OLD PARCELS 217-001-10 & 217-020-00P

**Comments/Influences**

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 85,934

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

**Public Improvements**

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 |
|---|---|---|
| WK | 11/30/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 249.77 | 55.00 | 1.0000 | 0.6055 | 554 | 100 | | 83,789 |
| RATE 1 | | | 0.165 Acres | | 13,000 | 100 | | 2,145 |
| 250 Actual Front Feet, 0.48 Total Acres | | | | | | | Total Est. Land Value = | 85,934 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,967 | 0 | 42,967 | | | 8,083C |
| 2023 | 42,688 | 0 | 42,688 | | | 7,699C |
| 2022 | 49,154 | 0 | 49,154 | | | 7,333C |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-102-75 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 |
|---|
| 45916 US HIGHWAY 41 |

| Owner's Name/Address |
|---|
| STEIN PATRICIA O & RUSSEL<br>45844 US HWY 41<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| PART OF GOVT LOT 1, SEC 17 T54N R33W, D/F:<br>COM AT THE N 1/4 CRN OF SAID SEC 17; TH S 88°49'11" E ALG THE N LINE OF SAID SEC 17, 1129.99 FEET; TH ALG THE E'LY ROW LINE OF MDNR TRAIL (FORMERLY SOO LINE RAILROAD, 60 FEET WIDE), S 07°25'49" W 419.54' TO THE POB;<br>TH S 88°48'50" E, 64.15';<br>TH ALG A TRAVERSE LINE, S 06°23'28" W, 185.34';<br>TH N 88°48'50" W, 67.53';<br>TH ALG SAID E'LY LINE OF MDNR TRAIL, N 07°25'49" E, 185.67' TO THE POB<br>PARCEL EXTENDS TO THE WATER'S EDGE.<br>PROPERTY LINE - ADJUSTED FOR 2022 ROLL<br>OLD PARCELS 217-001-10 & 217-020-00 |

| Comments/Influences |
|---|
| |

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 198,773 TCV/TFA: 144.25

| | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|
| | HOUSE | 06/23/2023 | 2023-031-164 | FOUNDATION |
| | HOUSE | 05/16/2022 | 2022-010-193 | FOUNDATION |
| | | | | |
| | | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| WK | 11/30/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 185.34 | 65.00 | 1.0000 | 0.6583 | 554 | 100 | | 67,591 |
| RATE 1 | | | | 0.073 Acres | 13,000 | 100 | | 949 |
| 185 Actual Front Feet, 0.35 Total Acres | | | | | | | Total Est. Land Value = | 68,540 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,270 | 65,117 | 99,387 | | | 71,115C |
| 2023 | 34,147 | 0 | 34,147 | | | 5,713C |
| 2022 | 39,652 | 0 | 39,652 | | | 5,441C |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2023 | 0 |

Condition: Good
Part. Construct.: 60%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1378 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 1
Floor Area: 1,378
Total Base New : 196,282 E.C.F.
Total Depr Cost: 194,319 X 1.117
Estimated T.C.V: 217,054

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2023
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1378 SF Floor Area = 1378 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,378 | | |
| | | | Total: | 196,282 | 194,319 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 196,282 | 194,319 |

Notes:

ECF (LAKE) 1.117 => TCV: 217,054
60% Completed => Est. True Cash Value 2024 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-102-85 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**

45844 US HIGHWAY 41

**Owner's Name/Address**

O'BRIEN PROPERTIES
10 PEEPSOCK RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

O'BRIEN PROPERTIES
PO BOX 1394
EDWARDS CO 81632

**Tax Description**

PART OF GOVT LOT 1, SEC 17 T54N R33W, D/F: COM AT THE NORTH 1/4 CORNER OF SAID SECTION 17; THENCE S 88°49'11" E ALONG THE NORTH LINE OF SAID SECTION 17, 1129.99 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MDNR TRAIL (FORMERLY SOO LINE RAILROAD, 60 FEET WIDE), S 07°25'49" W 605.21 FEET TO THE POINT OF BEGINNING; THENCE S 88°48'50" E, 67.53 FEET; THENCE ALONG A TRAVERSE LINE THE FOLLOWING TWO (2) COURSES: (1) S 17°42'14" W, 70.75 FEET; AND (2) S 12°25'03" W, 178.64 FEET; THENCE N 88°43'07" W, 19.09 FEET; THENCE ALONG THE EASTERLY LINE OF MDNR TRAIL (100 FEET WIDE), N 07°25'49" E, 176.24 FEET; THENCE N 88°48'50" W, 20.12 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MDNR TRAIL (60 FEET WIDE), N 07°25'49" E, 68.24 FEET TO THE POINT OF BEGINNING. PARCEL EXTENDS TO THE WATER'S EDGE. ***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 240,367 TCV/TFA: 243.29

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| OTHER | 07/21/2020 | 2020-111-551 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/21/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 178.64 | 27.00 | 1.0000 | 0.4243 | 554 | 100 | | 41,988 |
| LAKE - RR ROW | 70.75 | 60.00 | 1.0000 | 0.6325 | 554 | 100 | | 24,789 |
| RATE 1 | | | 0.102 Acres | | 13,000 | 100 | | 1,326 |
| 249 Actual Front Feet, 0.31 Total Acres | | | | | | | Total Est. Land Value = | 68,103 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 800 | 0 | 0 |
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,549 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,052 | 86,132 | 120,184 | | | 88,655C |
| 2023 | 33,879 | 81,350 | 115,229 | | | 84,434C |
| 2022 | 39,175 | 73,080 | 112,255 | | | 80,414C |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1978 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 988 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 889 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 26
Floor Area: 988
Total Base New : 202,900 E.C.F.
Total Depr Cost: 150,147 X 1.117
Estimated T.C.V: 167,715

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 430 | Treated Wood |
| 290 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1978
(11) Heating System: Electric Baseboard
Ground Area = 988 SF Floor Area = 988 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 | 988 | | |
| | | | Total: | 146,902 | 108,709 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 889 | 31,195 | 23,084 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,854 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,251 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,523 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,945 |
| Deck | | | | | |
| Treated Wood | | | 430 | 6,695 | 4,954 |
| Treated Wood | | | 290 | 5,171 | 3,827 |
| | | | Totals: | 202,900 | 150,147 |

Notes:

ECF (LAKE) 1.117 => TCV: 167,715

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-302-00 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. |
|---|---|---|---|---|---|---|---|---|
| CARTER LAWRENCE R & ALLEN | CARTER ALLEN E | 1 | 04/14/2010 | QC | 03-ARM'S LENGTH | 2011/05046 | DEED | 100.0 |
| CARTER TRUST LAWRENCE A & | CARTER LAWRENCE R & ALLEN | 1 | 01/23/2009 | QC | 09-FAMILY | 2011/05045 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45257 US HIGHWAY 41

Owner's Name/Address

RAJALA THOMAS J & KAREN S
PO BOX 720
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 500,160 TCV/TFA: 287.45

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Tax Description

P5-17-35 SEC 17 T54N R33W
PARCEL BEING IN NW 1/4 OF SW 1/4, N 1/2 OF SW 1/4 OF SW 1/4, AND IN PART OF GOVT LOTS 3 & 4, SEC 17 T54N R33W,
.
COM W 1/4 COR OF SEC 17; TH S 89 DEG 59' 00" E ALG THE E-W 1/4 LINE OF SAID SEC, 1334.12' TO W 1/16TH COR; TH S 00 DEG 23' 13" W ALG THR W 1/16TH LINE OF SD SEC 329.36'; TH S 89 DEG 56' 17" E 1332.23' A PT ON N-S 1/4 LINE OF SEC; TH N 79 DEG 52' 27" E 179.51'; TH S 18 DEG 03; 00" W 417.50'; TH N 89 DEG 59' 00" W 88.03'; TH S 00 DEG 01' 00" W 350'; TH N S 89 DEG 59' 00" E 335.74', M/LTO W'LY R/W LINE OF HWY M-26; TH FOL TWO COURSES ALG SD R/W, 246.14' ALG 1074.30' RAD CURVE TO LEFT WITH A DELTA ANGLE OF 13 DEG 07' 38" AND CHORD BEARING S 11 DEG 27' 54" W 245.60'; TH S 04 DEG 54' 00" W 699.44', M/L TO S LINE OF N 1/2 OF GOVT LOT 4; TH N 89 DEG
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Split/Comb. on 11/15/2010 completed 11/15/2010 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-217-050-00;
Child Parcel(s): 010-217-050-20, 010-217-050-30, 010-217-050-40;
---

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Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 117.590 Acres | | 1,800 | 100 | | 211,662 |
| | | | 117.59 Total Acres | | | | Total Est. Land Value = | 211,662 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.09 | 660 | 95 | 13,850 |
| Wood Frame | 25.44 | 168 | 95 | 4,060 |
| Total Estimated Land Improvements True Cash Value = | | | | 17,910 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 105,831 | 144,249 | 250,080 | | | 250,080C |
| 2023 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 1740 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 5
Floor Area: 1,740
Total Base New : 279,281 E.C.F.
Total Depr Cost: 265,317 X 0.983
Estimated T.C.V: 260,807

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 300 | WGEP (1 Story) |
| 36 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls C Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1740 SF Floor Area = 1740 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 | 1,740 | | |
| | | | Total: | 239,650 | 227,668 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,523 |
| Water Well, 200 Feet | | | 1 | 10,514 | 9,988 |
| Porches | | | | | |
| WGEP (1 Story) | | | 300 | 19,371 | 18,402 |
| WCP (1 Story) | | | 36 | 2,488 | 2,364 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,372 |
| | | | Totals: | 279,281 | 265,317 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 260,807

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 1900 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 200 | | | | |
| Height | 12 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 50 x 50 = 2500 | | | | |
| Cost New | $ 49,750 | | | | |
| Phy./Func./Econ. %Good | 20/100/100 20.0 | | | | |
| Depreciated Cost | $ 9,950 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 20 | | | | |
| Est. True Cash Value | $ 9,781 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 9781 / All Cards: 9781 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-304-58 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. |
|---|---|---|---|---|---|---|---|---|
| DORVINEN MICHAEL & FEUERST | DORVINEN MICHAEL & FEUERST | 0 | 10/11/2023 | QC | 09-FAMILY | 2023/04702 | PROPERTY TRANSFER | 0.0 |
| DORVINEN AGNES ET AL | DORVINEN MICHAEL & NICOLE | 0 | 09/17/2012 | QC | 09-FAMILY | 2012/05093 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45119 US HIGHWAY 41

**Owner's Name/Address**

DORVINEN MICHAEL & FEUERSTEI NICOLE
PO BOX 242
CHASSELL MI 49916

**Taxpayer's Name/Address**

FEUERSTEIN NICOLE
1267 RITA LN
DE PERE WI 54115

**Tax Description**

SEC 17 T54N R33W
A PARCEL OF LAND BEING A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, AND THE SOUTH 1/2 OF GOVERNMENT LOT 4 LYING WEST OF US HIGHWAY 41, T54N, R33W, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN, AND DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE DUE EAST 1339.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 17; THENCE DUE NORTH 660.00 FEET; THENCE DUE EAST 989.29 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING DUE EAST 452.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY 41; THENCE SOUTH 04° 49' 00" WEST 208.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY 41; THENCE DUE WEST 139.79 FEET; THENCE SOUTH 04° 49' 00" WEST 192.00 FEET; THENCE NORTH 57° 07' ***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/09/2013

MAP #:

2024 Est TCV 203,853 TCV/TFA: 227.51

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 09/10/2012 | 12-196 | COMPLETE |
| STORAGE | 08/25/2009 | 09-208 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/07/2009 | INSPECTED |
| LP | 10/30/2009 | INSPECTED |
| LP | 11/18/2009 | INSPECTED |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 2.840 | Acres | 8,282 | 100 | | 23,520 |
| | | | 2.84 | Total Acres | | | Total Est. Land Value = | 23,520 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,760 | 90,167 | 101,927 | | | 73,187C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2012 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 896 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 5
Floor Area: 896
Total Base New : 193,109 E.C.F.
Total Depr Cost: 183,452 X 0.983
Estimated T.C.V: 180,333

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 232 | Treated Wood |

**(17) Garage**

Year Built: 2012
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: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2012
(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 896 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 | Crawl Space | 896 | | |
| | | | Total: | 118,441 | 112,519 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,523 |
| Water Well, 200 Feet | | | 1 | 10,514 | 9,988 |
| Deck | | | | | |
| Treated Wood | | | 232 | 4,473 | 4,249 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 624 | 25,659 | 24,376 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,497 |
| Door Opener | | | 2 | 1,070 | 1,016 |
| Class: C Exterior: Pole (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 1,016 |
| Base Cost | | | 1260 | 29,749 | 28,262 |
| | | | Totals: | 193,109 | 183,452 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 180,333

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-217-304-77 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 | 11/01/1999 | WD | 03-ARM'S LENGTH | 150:746 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22428 BROEMER RD

Owner's Name/Address

DORVINEN THOMAS ET AL
MD, JS, JD & CD
22428 BROEMER RD
CHASSELL MI 49916

Tax Description

SEC 17 T54N R33W
PARCEL 1: A PARCEL OF LAND IN THE SE1/4 OF THE SE1/4 OF SECTION 18, TOWNSHIP 54 NORTH, RANGE 33 WEST, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN; EXCEPTING THEREFROM THE FOLLOWING:
EXCEPTION #1: A PARCEL OF LAND IN THE SE1/4 OF THE SE1/4 OF SECTION 18, TOWNSHIP 54 NORTH, RANGE 33 WEST, FROM AN IRON PIN IN CENTER OF ROAD AT THE SE CORNER OF SECTION 18, TOWNSHIP 54 NORTH, RANGE 33 WEST, THENCE WEST 1112 FEET TO POINT OF BEGINNING; THENCE NORTH 416 FEET TO IRON PIN; THENCE WEST 208 FEET TO IRON PIN; THENCE SOUTH 416 FEET TO E. 1/16 CORNER IN CENTER OF ROAD; THENCE 208 FEET TO POINT OF BEGINNING;
EXCEPTION #2: A PARCEL OF LAND IN THE SE1/4 OF SE1/4 OF SECTION 18, TOWNSHIP 54
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/20/2023

MAP #:

2024 Est TCV 254,768 TCV/TFA: 151.11

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/07/2009 | INSPECTED |
| JR | 07/23/2010 | INSPECTED |
| TH | 11/10/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 51.459 Acres | | 1,894 | 100 | | 97,480 |
| | | | 51.46 Total Acres | | Total Est. Land Value = | | | 97,480 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.11 | 80 | 46 | 1,035 |
| Wood Frame | 28.11 | 80 | 46 | 1,035 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,070 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 48,740 | 78,644 | 127,384 | | | 49,957C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1920 | 1964 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 8 | 1st Floor |
| | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 806 S.F.
Crawl: 880 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,686
Total Base New : 223,199 E.C.F.
Total Depr Cost: 157,902 X 0.983
Estimated T.C.V: 155,218

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | Treated Wood |
| 208 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 1920
(11) Heating System: Forced Hot Water
Ground Area = 1686 SF Floor Area = 1686 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 | 880 | | | |
| 1 Story | Siding | Basement | 572 | | | |
| 1 Story | Siding | Basement | 234 | | | |
| | | | Total: | 201,593 | 143,130 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,804 | |
| Separate Shower | | | 1 | 1,163 | 826 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,162 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,796 | |
| Deck | | | | | | |
| Treated Wood | | | 48 | 1,654 | 1,174 | |
| Treated Wood | | | 208 | 4,060 | 2,314 | *5 |
| Built-Ins | | | | | | |
| Sauna | | | 1 | 5,205 | 3,696 | |
| | | | Totals: | 223,199 | 157,902 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 155,218

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21829 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 09/30/2021 | 2021-031-300 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HILL DAVID M & MARI C<br>51507 SUNSET PLACE<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 123,431 TCV/TFA: 96.43 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 31.200 Acres | | 1,285 | 100 | | 40,080 |
| | | | 31.20 Total Acres | | Total Est. Land Value = | | | 40,080 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.32 | 280 | 97 | 6,334 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,334 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-18-1 SEC 18 T54N R33W
NE 1/4 OF NE 1/4,
EXC COM 660' W OF NE COR OF NE 1/4 OF NE 1/4; TH W 125', TH S 290', TH E 125', TH N 290' TO POB,
ALSO EXC TH E 12.5' OF THE NE OF THE NE 31.2A.
38.78 A.
SPLIT IN 2016 INTO 218-001-10

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 20,040 | 41,676 | 61,716 | | | 56,710C |
| 2023 | 16,656 | 38,494 | 55,150 | | | 54,010C |
| 2022 | 16,656 | 34,783 | 51,439 | | | 51,439S |
| 2021 | 16,656 | 0 | 16,656 | | | 16,656S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 3
Floor Area:
Total Base New : 85,163 E.C.F.
Total Depr Cost: 78,349 X 0.983
Estimated T.C.V: 77,017

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 76 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 0
(11) Heating System: Wall Furnace
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 1280 | | |
| | | | Total: | 64,753 | 59,572 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 2,989 | 2,750 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,380 |
| Water Well, 200 Feet | | | 1 | 10,514 | 9,673 |
| Deck | | | | | |
| Treated Wood | | | 76 | 2,146 | 1,974 |
| | | | Totals: | 85,163 | 78,349 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 77,017

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-001-10 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21941 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/25/2016 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ZEI DAVID & JUDY<br>21941 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 285,178 TCV/TFA: 133.39 | | | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-18-1 SEC 18 T54N R33W
PART OF THE NE 1/4 OF NE 1/4 D/F;
COM @ TH NE CORNER OF SEC 18; TH
N89*14'11"W 99.25' TO POB;
TH S00*24'48"E 564.00';
TH N89*14'11"W 564.00';
TH N00*58'41"W 274.01';
TH N00*45'49"E 290.00';
TH S89*14'11"E 560.75' TO POB
7.3 A
SPLIT IN 2016 FROM 218-001-00

Comments/Influences

NO SPLITS TRANSFERRED

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 7.300 | Acres | 5,363 | 100 | | 39,150 |
| | | | 7.30 | Total Acres | Total Est. Land Value = | | | 39,150 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.08 | 128 | 64 | 2,218 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,218 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,575 | 123,014 | 142,589 | | | 116,432C |
| 2023 | 14,200 | 112,474 | 126,674 | | | 110,888C |
| 2022 | 14,200 | 98,558 | 112,758 | | | 105,608C |
| 2021 | 13,996 | 107,617 | 121,613 | | | 102,235C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1910 | 2001 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| 1 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1323 S.F.
Crawl: 680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 31
Floor Area: 2,138
Total Base New : 359,458 E.C.F.
Total Depr Cost: 248,026 X 0.983
Estimated T.C.V: 243,810

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WGEP (1 Story) |
| 24 | WGEP (1 Story) |
| 100 | CPP |
| 20 | CPP |
| 54 | Treated Wood |
| 50 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1910
(11) Heating System: Heat Pump
Ground Area = 2003 SF Floor Area = 2138 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 | 207 | | |
| 1 Story | Siding | Basement | 576 | | |
| 1.25 Story | Siding | Basement | 540 | | |
| 1 Story | Siding | Crawl Space | 680 | | |
| | | | Total: | 282,161 | 194,691 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,137 |
| 2 Fixture Bath | 1 | 3,042 | 2,099 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | 1 | 2,629 | 1,814 |
| Porches | | | |
| WGEP (1 Story) | 36 | 5,111 | 3,527 |
| CPP | 100 | 1,978 | 1,365 |
| WGEP (1 Story) | 24 | 2,414 | 1,666 |
| CPP | 20 | 547 | 377 |
| Deck | | | |
| Treated Wood | 54 | 1,801 | 1,243 |
| Treated Wood | 50 | 1,716 | 1,184 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 576 | 21,807 | 15,047 |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-001-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 32,000 | 09/01/1993 | WD | 03-ARM'S LENGTH | 122:925 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21869 DENTON RD

Owner's Name/Address

ANDERSON THOMAS M & TERRY E
ANDERSON LEGACY TRUST; LB
21869 DENTON RD
CHASSELL MI 49916

Tax Description

P5-18-1A
SEC 18 T54N R33W
COM AT A STAKE AT THE NE COR OF THE NE 1/4 OF NE 1/4 OF SEC 18, TH WESTERLY 660' TO POB D/F: TH W 125', TH S 290', TH E 125', TH N 290' TO POB. 1A M/L.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 85,972 TCV/TFA: 111.94

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.83 Acres | | 13000 | 100 | | 10,816 |
| | | | 0.83 Total Acres | | | Total Est. Land Value = | | 10,816 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 3.5 Concrete | 6.44 | 160 | 63 | 649 |
| Wood Frame | 28.90 | 96 | 73 | 2,025 |
| Wood Frame | 25.77 | 160 | 68 | 2,804 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,478 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,408 | 37,578 | 42,986 | | | 31,872C |
| 2023 | 4,000 | 34,546 | 38,546 | | | 30,355C |
| 2022 | 4,000 | 30,323 | 34,323 | | | 28,910C |
| 2021 | 4,992 | 30,216 | 35,208 | | | 27,987C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1985 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 42
Floor Area: 768
Total Base New : 122,215 E.C.F.
Total Depr Cost: 70,883 X 0.983
Estimated T.C.V: 69,678

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 272 | WCP (1 Story) |
| 20 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1985
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 768 | | |
| | | | Total: | 106,064 | 61,516 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,583 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,467 |
| Porches | | | | | |
| WCP (1 Story) | | | 272 | 8,293 | 4,810 |
| Deck | | | | | |
| Treated Wood | | | 20 | 875 | 507 |
| | | | Totals: | 122,215 | 70,883 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 69,678

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 29,000 | 08/01/2001 | WD | 03-ARM'S LENGTH | 155:272 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21507 DENTON RD

Owner's Name/Address

GEBORKOFF ALEX M & SARAH I
21507 DENTON RD
CHASSELL MI 49916

Tax Description

P5-18-2 SEC 18 T54N R33W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 10 AC

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 303,929 TCV/TFA: 156.99

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 04/20/2015 | 15-0022 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 10.00 Acres | | 4500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | | Total Est. Land Value = | | 45,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 780 | 94 | 6,415 |
| Metal Prefab | 17.84 | 108 | 74 | 1,426 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,841 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 129,465 | 151,965 | | | 117,645C |
| 2023 | 16,000 | 118,375 | 134,375 | | | 112,043C |
| 2022 | 16,000 | 108,053 | 124,053 | | | 103,153C |
| 2021 | 13,500 | 107,515 | 121,015 | | | 99,858C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 2003 DOUB | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1404 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 294 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| X | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Very Good
Effec. Age: 18
Floor Area:
Total Base New : 232,692 E.C.F.
Total Depr Cost: 160,558 X 0.983
Estimated T.C.V: 157,829

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |
| 57 | WGEP (1 Story) |
| 250 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Very Good Blt 2003
(11) Heating System: Wall Furnace, Air Conditioning
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 1404 | | |
| Basement | Block, 6" | | 1404 | | |
| | | Total: | | 168,482 | 116,253 |
| Other Additions/Adjustments | | | | | |
| Minimal Finish | | | 294 | 5,230 | 3,609 |
| Basement, Outside Entrance, Above Grade | | | 1 | 2,641 | 1,822 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 8,746 | 6,035 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,984 | 4,129 |
| Water Well, 50 Feet | | | 1 | 3,023 | 2,086 |
| Porches | | | | | |
| WGEP (1 Story) | | | 84 | 7,801 | 5,383 |
| WGEP (1 Story) | | | 57 | 5,950 | 4,105 |
| Deck | | | | | |
| Treated Wood | | | 250 | 5,180 | 3,574 |
| Concrete Foundation | | | 1264 | 19,655 | 13,562 |
| | | Totals: | | 232,692 | 160,558 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 157,829

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2003 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 532 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 18
Floor Area: 532
Total Base New : 115,698 E.C.F.
Total Depr Cost: 94,872 X 0.983
Estimated T.C.V: 93,259

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 700
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2003
(11) Heating System: No Heating/Cooling
Ground Area = 532 SF Floor Area = 532 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 294 | | |
| 1 Story | Siding | Basement | 238 | | |
| | | | Total: | 74,672 | 61,231 |

Other Additions/Adjustments
Garages

| | | | |
|---|---|---|---|
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 700 | 25,102 | 20,584 |
| Common Wall: 1 Wall | 1 | -2,172 | -1,781 |
| Door Opener | 1 | 535 | 439 |
| Class: C Exterior: Pole (Unfinished) | | | |
| Base Cost | 880 | 22,211 | 18,213 |
| Door Opener | 2 | 1,070 | 877 |
| No Concrete Floor | 880 | -5,720 | -4,690 |
| | Totals: | 115,698 | 94,872 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 93,259

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-002-25 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. |
|---|---|---|---|---|---|---|---|---|
| | | 30,000 | 03/01/2000 | WD | 03-ARM'S LENGTH | 150:406 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21595 DENTON RD

Owner's Name/Address

BERSHING SCOTT J & TRACEY L
21595 DENTON RD
CHASSELL MI 49916

Tax Description

P5-18-2C SEC 18 T54N R33W E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 EXC 10 AC

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/15/2005

MAP #:

2024 Est TCV 486,426 TCV/TFA: 128.01

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 09/10/2012 | 12-199 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/26/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 10.00 Acres | | 4500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 45,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 220,713 | 243,213 | | | 131,223C |
| 2023 | 16,000 | 201,084 | 217,084 | | | 124,975C |
| 2022 | 16,000 | 176,166 | 192,166 | | | 119,024C |
| 2021 | 13,500 | 176,505 | 190,005 | | | 115,222C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2003 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1000 S.F.
Crawl: 0 S.F.
Slab: 900 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 12
Floor Area: 3,800
Total Base New : 510,296 E.C.F.
Total Depr Cost: 449,060 X 0.983
Estimated T.C.V: 441,426

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 318 | CPP |
| 300 | WPP |
| 298 | CPP |
| 300 | Treated Wood |
| 120 | Treated Wood |

**(17) Garage**

Year Built: 2003
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: 900
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2003
(11) Heating System: Forced Hot Water
Ground Area = 1900 SF Floor Area = 3800 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 | 990 | | |
| 2 Story | Siding | Basement | 10 | | |
| 2 Story | Siding | Slab | 900 | | |
| | | | Total: | 402,082 | 353,831 |

| | | | |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 4,001 |
| 2 Fixture Bath | 1 | 3,042 | 2,677 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,190 |
| Water Well, 50 Feet | 1 | 2,629 | 2,314 |
| Porches | | | |
| CPP | 318 | 4,926 | 4,335 |
| WPP | 300 | 4,950 | 4,356 |
| CPP | 298 | 4,637 | 4,081 |
| Deck | | | |
| Treated Wood | 300 | 5,283 | 4,649 |
| Treated Wood | 120 | 2,884 | 2,538 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 900 | 33,363 | 29,359 |
| Common Wall: 1 Wall | 1 | -2,628 | -2,313 |
| Door Opener | 1 | 535 | 471 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| SUN BERNARD C H & ESTHER | HERMANSON DOUGLAS & AMANDA | 255,000 | 08/01/2019 | WD | 03-ARM'S LENGTH | 2019/03919 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21719 DENTON RD

Owner's Name/Address

HERMANSON DOUGLAS & AMANDA
21719 DENTON RD
CHASSELL MI 49916

Tax Description

P5-18-2A SEC 18 T54N R33W E 1/2 OF NW 1/4 OF NE 1/4 20 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/12/2019

MAP #:

2024 Est TCV 269,049 TCV/TFA: 130.48

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/26/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 2.83 | 800 | 68 | 1,540 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,540 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 100,525 | 134,525 | | | 106,012C |
| 2023 | 22,000 | 91,965 | 113,965 | | | 100,964C |
| 2022 | 22,000 | 80,576 | 102,576 | | | 96,157C |
| 2021 | 22,000 | 80,677 | 102,677 | | | 93,086C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1978 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1106 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: CD
Effec. Age: 34
Floor Area: 2,062
Total Base New : 307,514 E.C.F.
Total Depr Cost: 202,959 X 0.983
Estimated T.C.V: 199,509

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 117 | WGEP (1 Story) |
| 30 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1978
(11) Heating System: Forced Hot Water
Ground Area = 1216 SF Floor Area = 2062 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 | 260 | | |
| 2 Story | Siding | Basement | 846 | | |
| 1 Story | Siding | Blt-in Gar. | 110 | | |
| | | | Total: | 225,206 | 148,636 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,493 |
| 2 Fixture Bath | | | 1 | 2,541 | 1,677 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,939 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,670 |
| Porches | | | | | |
| WGEP (1 Story) | | | 117 | 9,629 | 6,355 |
| CPP | | | 30 | 770 | 508 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 572 | 26,232 | 17,313 |
| Common Wall: 1.5 Wall | | | 1 | -3,684 | -2,431 |
| Door Opener | | | 2 | 949 | 626 |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 1008 | 29,524 | 19,486 |
| Fireplaces | | | | | |
| Exterior 1 Story | | | 1 | 5,586 | 3,687 |
| | | | Totals: | 307,514 | 202,959 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| RAVOTA DORIS | VANAKEN CHETWOOD C & LOREI | 126,000 | 11/24/2008 | WD | 03-ARM'S LENGTH | 2008/06662 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address
21522 HENRY RD

Owner's Name/Address
VANAKEN CHETWOOD C & LORELEI A
12475 SCHAMBERVILLE LN
COLLINSVILLE MS 39325-9195

Tax Description
P5-18-3 SEC 18 T54N R33W SW 1/4 OF NE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 243,915 TCV/TFA: 249.40

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/10/2009 | 09-186 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/10/2009 | INSPECTED |
| LP | 09/04/2009 | INSPECTED |
| JR | 07/26/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.90 | 96 | 74 | 2,053 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,053 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 79,958 | 121,958 | | | 80,323C |
| 2023 | 38,000 | 72,902 | 110,902 | | | 76,499C |
| 2022 | 38,000 | 63,890 | 101,890 | | | 72,857C |
| 2021 | 38,800 | 63,948 | 102,748 | | | 70,530C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 782 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 13
Floor Area: 978
Total Base New : 184,590 E.C.F.
Total Depr Cost: 160,592 X 0.983
Estimated T.C.V: 157,862

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 102 | WGEP (1 Story) |

**(17) Garage**

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 2005
(11) Heating System: Forced Air w/ Ducts
Ground Area = 782 SF Floor Area = 978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 510 | | |
| 1.25 Story | Siding | Basement | 272 | | |
| | | | Total: | 136,376 | 118,647 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,179 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,142 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,287 |
| Porches | | | | | |
| WGEP (1 Story) | | | 102 | 9,603 | 8,355 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 18,972 |
| Door Opener | | | 1 | 535 | 465 |
| Fireplaces | | | | | |
| Exterior 1 Story | | | 1 | 6,374 | 5,545 |
| | | | Totals: | 184,590 | 160,592 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 157,862

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| JONES ROBERT & PATRICIA ET | FRANTTI NEAL & LORETTA | 52,500 | 11/04/2020 | WD | 03-ARM'S LENGTH | 2020/06541 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address
21995 DENTON RD

Owner's Name/Address
FRANTTI NEAL & LORETTA
47660 MAIN ST
HOUGHTON MI 49931

Tax Description
SEC 18 T54N R33W
SE 1/4 OF NE 1/4
&
TH E 12.5' OF THE NE 1/4 OF NE 1/4 (SEC 18)
&
THE W 12.5' OF N 1316.55' OF N 1/2 OF NW 1/4 OF SEC 17 T54N R33W

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #: P5-18-4
2024 Est TCV 475,975 TCV/TFA: 232.41

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/23/2021 | 2021-999-259 | FOUNDATION |
| HOUSE | 07/26/2021 | 2021-010-229 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements
- 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 |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 40.756 Acres | | 2,081 | 100 | | 84,832 |
| | | | 40.76 Total Acres | | Total Est. Land Value = | | | 84,832 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.90 | 96 | 79 | 2,191 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,191 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,416 | 195,572 | 237,988 | | | 231,040C |
| 2023 | 38,718 | 107,234 | 145,952 | | | 145,952S |
| 2022 | 38,361 | 6,280 | 44,641 | | | 44,641S |
| 2021 | 39,169 | 0 | 39,169 | | | 39,169S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

- X Wood Frame

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2022 | 0 |

Condition: Average

**Room List**
- Basement
- 1st Floor
- 2nd Floor
- Bedrooms

**(1) Exterior**
- X Wood/Shingle
- Aluminum/Vinyl
- Brick
- Insulation

**(2) Windows**

| | | | |
|---|---|---|---|
| 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

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

- X Asphalt Shingle

Chimney: Brick

**(3) Roof (cont.)**
- Eavestrough
- Insulation
- 0 Front Overhang
- 0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 2104 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**
- Conc. Block
- Poured Conc.
- Stone
- Treated Wood
- Concrete Floor

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1500 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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

- 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

**(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

Class: C
Effec. Age: 2
Floor Area: 2,048
Total Base New : 403,753 E.C.F.
Total Depr Cost: 395,679 X 0.983
Estimated T.C.V: 388,952

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 200 | WCP (1 Story) |
| 56 | CCP (1 Story) |

**(17) Garage**

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: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2022
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2048 SF Floor Area = 2048 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 | 2,048 | | |
| | | | Total: | 286,986 | 281,247 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1500 | 52,635 | 51,582 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,793 |
| 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, 200 Feet | | | 1 | 10,514 | 10,304 |
| Porches | | | | | |
| WCP (1 Story) | | | 200 | 7,856 | 7,699 |
| CCP (1 Story) | | | 56 | 1,632 | 1,599 |
| Foundation: Basement | | | 56 | 1,449 | 1,420 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 784 | 30,059 | 29,458 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,575 |
| Door Opener | | | 2 | 1,070 | 1,049 |
| | | | Totals: | 403,753 | 395,679 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 388,952

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: AGRICULTURAL-IMPRO | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21343 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| | 2024 Est TCV 98,513 TCV/TFA: 87.57 | | | | | |

COLOMBE JOHN
BRITZ TAMMY I; LADY BIRD
21343 DENTON RD
CHASSELL MI 49916

Tax Description

P5-18-5 SEC 18 T54N R33W
NE 1/4 OF FRL NW 1/4,
EXCEPT THE N 300' OF W 300'.
ALSO EXC COM @ N 1/4 COR TH S 300'; TH W 175'; TH N 300'; TH E 175' TO POB. 36.79 AC M/L

Comments/Influences

| | Improved | | Vacant |
|---|---|---|---|
| X | | | |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/26/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 36.790 Acres | | 1,488 | 100 | | 54,731 |
| | | | 36.79 Total Acres | | Total Est. Land Value = | | | 54,731 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 27,366 | 21,891 | 49,257 | | | 42,303C |
| 2023 | 20,309 | 20,879 | 41,188 | | | 40,289C |
| 2022 | 18,395 | 21,116 | 39,511 | | | 38,371C |
| 2021 | 19,216 | 21,161 | 40,377 | | | 37,146C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1996 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: Average
Effec. Age: 21
Floor Area:
Total Base New : 91,203 E.C.F.
Total Depr Cost: 52,622 X 0.832
Estimated T.C.V: 43,782

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | Treated Wood |

**(17) Garage**

Year Built:
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: 576
% Good: 73
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1996
(11) Heating System: Wall Furnace
Ground Area = 1125 SF Floor Area = 1125 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 1125 | | | |
| | | | Total: | 60,016 | 31,809 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| Vent Fan | | | 1 | 80 | 42 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,523 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,393 | |
| Deck | | | | | | |
| Treated Wood | | | 32 | 1,374 | 1,044 | *7 |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 19,371 | 14,141 | *7 |
| Door Opener | | | 1 | 475 | 347 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,323 | |
| | | | Totals: | 91,203 | 52,622 | |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 43,782

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-007-25 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21499 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 05/20/2003 | 03-974 | FOUNDATION |
| | P.R.E. 100% 02/11/2004 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BRITZ JOHN W & TAMMY I<br>21499 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 192,444 TCV/TFA: 127.28 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.210 Acres | | 12,479 | 100 | | 15,100 |
| | | | 1.21 Total Acres | | Total Est. Land Value = | | | 15,100 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 252 | 84 | 1,693 |
| Wood Frame | 22.99 | 312 | 84 | 6,025 |
| Wood Frame | 24.46 | 192 | 79 | 3,710 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,428 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-18-5A SEC 18 T54N R33W COM @ N 1/4 COR; TH S 300'; TH W 175'; TH N 300'; TH E 175' TO POB. 1.21 AC

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/26/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,550 | 88,672 | 96,222 | | | 49,167C |
| 2023 | 5,817 | 81,248 | 87,065 | | | 46,826C |
| 2022 | 5,817 | 75,785 | 81,602 | | | 44,597C |
| 2021 | 6,630 | 75,846 | 82,476 | | | 43,173C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 2002 DOUB | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1512 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: Very Good
Effec. Age: 19
Floor Area:
Total Base New : 207,498 E.C.F.
Total Depr Cost: 141,099 X 0.983
Estimated T.C.V: 138,700

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 60 | Treated Wood |
| 406 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Very Good Blt 2002
(11) Heating System: Forced Warm Air
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 1512 | | |
| Basement | Block, 6" | | 1512 | | |
| | | | Total: | 180,477 | 122,724 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,373 | 2,974 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,984 | 4,069 |
| Water Well, 50 Feet | | | 1 | 3,023 | 2,056 |
| Deck | | | | | |
| Treated Wood | | | 60 | 2,113 | 1,437 |
| Treated Wood | | | 406 | 7,125 | 4,845 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 4,403 | 2,994 |
| | | | Totals: | 207,498 | 141,099 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 138,700

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2003 GARA( | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 19
Floor Area: 0
Total Base New : 34,181 E.C.F.
Total Depr Cost: 27,687 X 0.983
Estimated T.C.V: 27,216

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2003
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: 896
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2003
(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 896 | 33,242 | 26,926 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,129 |
| Door Opener | | | 2 | 1,070 | 867 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,023 |
| | | | Totals: | 34,181 | 27,687 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 27,216

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-008-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: AGRICULTURAL-IMPRO | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21241 DENTON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | STORAGE | 06/03/2013 | 14-004 | COMPLETE |
| | P.R.E. 100% 05/18/1994 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| COLOMBE RICHARD & MARY ELLEN<br>21241 DENTON RD<br>CHASSELL MI 49916 | 2024 Est TCV 201,103 TCV/TFA: 101.06 | | | | | |

X Improved | | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

JR 07/26/2010 INSPECTED
SC 11/12/2010 DATA ENTER

Tax Description

P5-18-6 SEC 18 T54N R33W PT OF FRL NW 1/4 OF FRL NW 1/4 D/F; COMMAT THE SW COR OF THE N 1/2 OF NW 1/4 OF NW 1/4 TH RUN E 17' TH NE'LY 174.5' TO APT WH IS 41' E OF W LINE OF SD SEC 18, TH NE'LY IN A STRAIGHT LINE TO A PT WH IS 200' E OF THE NW COR OF SEC 18, TH E 1420', TH S 300', TH W 300', TH S 1030',TH W 1320' TO SW COR, TH N ALONG W BDRY LINE OF SD SEC 18 TO POB. EXC COM @ NW COR OF S 1/2 OF NW 1/4 OF NW 1/4; TH S 22.17' ON SEC LN TO POB; TH E'LY PERPENDTO W SEC LN 379'; TH S PAR TO W SEC LN 150'; TH W 379' TO W SEC LN; TH N'LY TO POB. ALSO EXC PARADISE RD ROW. 39.25 A

Comments/Influences

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 39.250 Acres | | 1,478 | 100 | | 58,003 |
| | | | 39.25 Total Acres | | Total Est. Land Value = | | | 58,003 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.30 | 196 | 46 | 2,191 |
| Wood Frame | 23.89 | 224 | 46 | 2,461 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,652 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,002 | 71,550 | 100,552 | | | 73,244C |
| 2023 | 21,145 | 67,242 | 88,387 | | | 69,757C |
| 2022 | 19,625 | 67,770 | 87,395 | | | 66,436C |
| 2021 | 20,200 | 67,762 | 87,962 | | | 64,314C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1971 | 1987 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1486 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |

Class: CD
Effec. Age: 44
Floor Area: 1,486
Total Base New : 204,349 E.C.F.
Total Depr Cost: 132,663 X 0.832
Estimated T.C.V: 110,375

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 50 | CPP |

**(17) Garage**

Year Built: 2013
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: 1280
% Good: 96
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1971
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1486 SF Floor Area = 1486 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 | Slab | 1,486 | | | |
| | | | Total: | 149,969 | 83,984 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,494 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,417 | |
| Porches | | | | | | |
| CPP | | | 50 | 1,092 | 612 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Door Opener | | | 2 | 1,070 | 1,027 | |
| Base Cost | | | 1280 | 44,493 | 42,713 | *9 |
| Built-Ins | | | | | | |
| Vent Fan | | | 1 | 269 | 151 | |
| Vented Hood | | | 1 | 473 | 265 | |
| | | | Totals: | 204,349 | 132,663 | |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 110,375

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 2
Floor Area:
Total Base New : 35,895 E.C.F.
Total Depr Cost: 33,741 X 0.832
Estimated T.C.V: 28,073

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home PARK MODEL Cls Average Blt 0
(11) Heating System: Wall Furnace
Ground Area = 504 SF Floor Area = 504 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Siding | Comp.Shingle | 504 | | |
| | | | Total: | 35,895 | 33,741 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 35,895 | 33,741 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 28,073

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-008-25 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. |
|---|---|---|---|---|---|---|---|---|
| COLOMBE TROY & JENNIFER | COLOMBE TROY | 0 | 09/08/2014 | SD | 09-FAMILY | 2014/05470 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45850 PARADISE RD

Owner's Name/Address

COLOMBE TROY
45850 PARADISE RD
CHASSELL MI 49916

Tax Description

P5-18-6A SEC 18 T54N R33W COM @ NW COR OF S 1/2 OF NW 1/4 OF NW1/4TH S 22.17' ON SEC LN TO POB; TH E'LY PERPENDICULAR TO W SEC LN 379'; TH S PAR TO W SEC LN 150'; TH 379' TO W SEC LN; TH N'LY TO POB. EXC PARADISE RD ROW. 1.31 AC M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/02/2002

MAP #:

2024 Est TCV 197,290 TCV/TFA: 133.39

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 09/11/2001 | 01-889 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/26/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.310 Acres | | 12,290 | 100 | | 16,100 |
| | | | 1.31 Total Acres | | | Total Est. Land Value = | | 16,100 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.56 | 256 | 46 | 2,774 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,774 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,050 | 90,595 | 98,645 | | | 59,560C |
| 2023 | 6,298 | 82,626 | 88,924 | | | 56,724C |
| 2022 | 6,298 | 72,414 | 78,712 | | | 54,023C |
| 2021 | 6,930 | 72,468 | 79,398 | | | 52,298C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 2000 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 986 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 14
Floor Area: 1,479
Total Base New : 209,385 E.C.F.
Total Depr Cost: 181,502 X 0.983
Estimated T.C.V: 178,416

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 272 | CPP |

**(17) Garage**

Year Built: 2001
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: 1280
% Good: 90
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 986 SF Floor Area = 1479 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 986 | | | |
| | | | Total: | 162,732 | 139,950 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,830 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,176 | |
| Porches | | | | | | |
| CPP | | | 272 | 3,920 | 3,371 | |
| Garages | | | | | | |
| Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 1280 | 35,750 | 32,175 | *9 |
| | | | Totals: | 209,385 | 181,502 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 178,416

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-009-00 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

PARADISE RD

Owner's Name/Address

STRIGENZ ANTHONY J & ELIZABETH; EST
ESTATE OF
296 BOYD ST
FOND DU LAC WI 54935

Taxpayer's Name/Address

STRIGENZ MARK
8444 RAVENSWOOD CIRCLE
MILWAUKEE WI 53226

Tax Description

P5-18-7 -EC 18 T54N R33W PT OF FRL NW 1/4 OF FRL NW 1/4 D/F, COM AT NW COR POST TH DUE E ALONG THE N SEC LINE OF SD SEC 18 TO THE PUBLIC HWY KNOWN AS PARADISE RD TH IN A S'LY DIR ALONG SD PUBLIC HWY 15' TH W PARALLEL WITH N SEC LINE TO THE W LINE OF SEC TH N ALONG SAID SEC LINE TO POB. .09 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 1,170

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

| | |
|---|---|
| | 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 |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG | 1 ACRE | | 0.09 Acres | | 13000 | 100 | | 1,170 |
| | | | 0.09 Total Acres | | Total Est. Land Value = | | | 1,170 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 585 | 0 | 585 | | | 236C |
| 2023 | 433 | 0 | 433 | | | 225C |
| 2022 | 433 | 0 | 433 | | | 215C |
| 2021 | 540 | 0 | 540 | | | 209C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-010-00 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 |
|---|---|---|---|---|---|---|
| PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SUMMERSETT JANE & WHITE TRAVIS<br>55345 TECUMSEH RD<br>CALUMET MI 49913 | 2024 Est TCV 19,640 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.910 | Acres | 10,283 | 100 | | 19,640 |
| | | | 1.91 | Total Acres | | Total Est. Land Value = | | 19,640 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-18-8 SEC 18 T54N R33W PART OF NW 1/4 OF NW 1/4 SEC 18 T54N R33W D/F, COM 173' N OF SW COR OF N 1/2 OF NW 1/4 OF NW 1/4, TH E 41', TH NE'LY TO A POINT 15 FT S OF N LINE OF NW 1/4 OF NW 1/4 AND 200' E OF W LINE, TH W 200' TO W SEC LINE TH S ON W SEC LINE TO POINT OF BEGINNING CONTAINING 1.80 A MORE OR LESS. 1.80 A.
AND
SEC 18 T54N R33W PART OF FRL NW 1/4 OF FRL NW 1/4 D/F, COM AT A PT WHICH IS AN IRON PIN MARKING THE SE COR OF THE N 1/2 OF NE 1/4 OF NE 1/4 & BEING THE SW COR OF A PIECE OF LAND TO BE DESC FROM THIS PT GO N 173' M/L ALONG THE SEC LINE TH E 41' M/L TO THE W SIDE OF THE TWP RD TH SW'LY ALONG THE SAID RD 174.5' M/L TH W 17' M/L TO THE POB. .11 A.
PARCEL 010-218-011-00 COMBINED INTO THIS PARCEL FOR 2022

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,820 | 0 | 9,820 | | | 8,423C |
| 2023 | 8,022 | 0 | 8,022 | | | 8,022S |
| 2022 | 8,022 | 0 | 8,022 | | | 8,022S |
| 2021 | 8,400 | 0 | 8,400 | | | 2,709C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| ETAPA JAMES D & SUZANNE M | ETAPA JAMES D & SUZANNE M | 0 | 10/27/2009 | QC | 21-NOT USED/OTHER | 2009/06465 | DEED | 0.0 |
| ETAPA LILLIAN | ETAPA JAMES D & SUZANNE | 60,000 | 02/01/1995 | WD | 03-ARM'S LENGTH | MR10:701 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45756 PARADISE RD 45720

**Owner's Name/Address**

ETAPA JAMES D & SUZANNE M ETAL
WATERS TYLER & HAZELLIEF PATRICE N
45756 PARADISE ROAD
CHASSELL MI 49916

**Tax Description**

P5-18-10 SEC 18 T54N R33W N 1/2 OF FRL SW 1/4 OF FRL NW 1/4. 20.05 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 83% 01/22/2022
MAP #:
2024 Est TCV 330,557 TCV/TFA: 141.57

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/18/2021 | 2021-031-233 | FOUNDATION |
| ALTER | 07/31/2012 | 12-152 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 21 ACRES | | | 20.05 Acres | | 3200 | 100 | | 64,160 |
| | | | 20.05 Total Acres | | | Total Est. Land Value = | | 64,160 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 85 | 5,524 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,524 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,080 | 133,199 | 165,279 | | | 92,679C |
| 2023 | 21,855 | 121,532 | 143,387 | | | 88,266C |
| 2022 | 21,855 | 106,527 | 128,382 | | | 84,063C |
| 2021 | 21,053 | 75,762 | 96,815 | | | 63,856C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 979 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 979
Total Base New : 127,974 E.C.F.
Total Depr Cost: 57,586 X 0.983
Estimated T.C.V: 56,607

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | CPP |
| 40 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1900
(11) Heating System: Forced Hot Water
Ground Area = 979 SF Floor Area = 979 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 | 979 | | |
| | | | Total: | 118,451 | 53,302 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 201 | 90 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,004 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,138 |
| Porches | | | | | |
| CPP | | | 32 | 809 | 364 |
| Deck | | | | | |
| Treated Wood | | | 40 | 1,530 | 688 |
| | | | Totals: | 127,974 | 57,586 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 56,607

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1978 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 741 S.F.
Crawl: 434 S.F.
Slab: 181 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| 556 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 41
Floor Area: 1,356
Total Base New : 272,007 E.C.F.
Total Depr Cost: 160,684 X 0.983
Estimated T.C.V: 157,952

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 374 | Treated Wood |

**(17) Garage**

Year Built: 1975
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: 2496
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family MANUFACTURED Cls CD Blt 1978
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1356 SF Floor Area = 1356 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 121 | | |
| 1 Story | Siding | Basement | 741 | | |
| 1 Story | Siding | Slab | 60 | | |
| 1 Story | Siding | Crawl Space | 434 | | |
| | | | Total: | 163,544 | 96,490 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 556 | 10,080 | 6,149 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,627 |
| Water Well, 200 Feet | | | 1 | 10,153 | 5,990 |
| Deck | | | | | |
| Treated Wood | | | 374 | 5,977 | 3,526 |
| Garages | | | | | |
| Class: C Exterior: Pole (Finished) | | | | | |
| Base Cost | | | 2496 | 77,800 | 45,902 |
| | | | Totals: | 272,007 | 160,684 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 157,952

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2021 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 0
Total Base New : 48,077 E.C.F.
Total Depr Cost: 47,115 X 0.983
Estimated T.C.V: 46,314

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: BC
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1500
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family RANCH 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: BC Exterior: Pole (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,337 | 1,310 |
| Base Cost | | | 1500 | 46,740 | 45,805 |
| | | | Totals: | 48,077 | 47,115 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 46,314

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 10,000 | 03/01/1998 | WD | 03-ARM'S LENGTH | 142:676 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21210 E HENRY RD

Owner's Name/Address

RUOTSALA SHERRY L
21210 E HENRY RD
CHASSELL MI 49916

Tax Description

P5-18-11 SEC 18 T54N R33W S 1/2 OF FRL SW 1/4 OF FRL NW 1/4. 20.05 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 240,788 TCV/TFA: 144.70

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 21 ACRES | | | 20.05 Acres | | 3200 | 100 | | 64,160 |
| | | | 20.05 Total Acres | | Total Est. Land Value = | | | 64,160 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,080 | 88,314 | 120,394 | | | 28,738C |
| 2023 | 21,855 | 80,572 | 102,427 | | | 27,370C |
| 2022 | 21,855 | 0 | 21,855 | | | 16,070C |
| 2021 | 21,053 | 0 | 21,053 | | | 15,557C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1996 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Laminate

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1664 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 21
Floor Area: 1,664
Total Base New : 227,445 E.C.F.
Total Depr Cost: 179,683 X 0.983
Estimated T.C.V: 176,628

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | Treated Wood |
| 310 | Vinyl |

**(17) Garage**

Year Built: 1996
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: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1996
(11) Heating System: Forced Air w/o Ducts
Ground Area = 1664 SF Floor Area = 1664 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 208 | | |
| 1 Story | Siding | Crawl Space | 1,456 | | |
| | | | Total: | 177,360 | 140,115 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 3,778 | 2,985 |
| Vent Fan | 1 | 201 | 159 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 3,518 |
| Water Well, 50 Feet | 1 | 2,530 | 1,999 |
| Deck | | | |
| Treated Wood | 64 | 1,938 | 1,531 |
| Vinyl | 310 | 7,490 | 5,917 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 728 | 28,625 | 22,614 |
| Door Opener | 2 | 1,070 | 845 |
| | Totals: | 227,445 | 179,683 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 176,628

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| E HENRY RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RUOTSALA SHERRY L<br>21210 E HENRY RD<br>CHASSELL MI 49916 | 2024 Est TCV 68,000 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | 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 |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 0 | 34,000 | | | 11,021C |
| 2023 | 22,000 | 0 | 22,000 | | | 0 |
| 2022 | 22,000 | 74,911 | 96,911 | | | 12,933C |
| 2021 | 22,000 | 75,057 | 97,057 | | | 12,520C |

Tax Description

P5-18-12 SEC 18 T54N R33W W 1/2 OF SE 1/4 OF FRL NW 1/4. 20 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-014-50 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. |
|---|---|---|---|---|---|---|---|---|
| RUOTSALA GERALD & JEANNENE | RUOTSALA FAMILY TRUST | 10 | 08/02/2013 | QC | 09-FAMILY | 2013/04776 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| PARADISE RD |

| Owner's Name/Address |
|---|
| RUOTSALA FAMILY TRUST<br>RUOTSALA JERRY<br>287 THOMPSON LANE<br>PETALUMA CA 94952-8018 |

| Tax Description |
|---|
| P5-18-12A SEC 18 T54N R33W<br>E 1/2 SE 1/4 OF FRC NW 1/4 20 AC M/L |

| Comments/Influences |
|---|
| |

Class: AGRICULTURAL-VACAN Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/21/2006 Qual. Ag.

MAP #:

2024 Est TCV 33,500

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| LP | 04/30/2009 | DATA ENTER |
| JR | 07/27/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 20.000 Acres | | 1,675 | 100 | | 33,500 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 33,500 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,750 | 0 | 16,750 | | | 11,576C |
| 2023 | 13,000 | 0 | 13,000 | | | 11,025C |
| 2022 | 10,500 | 0 | 10,500 | | | 10,500S |
| 2021 | 12,000 | 0 | 12,000 | | | 12,000S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| KESKIMAKI PAUL R & SUSAN R | DOWNS CHRISTOPHER | 390,000 | 10/12/2015 | WD | 03-ARM'S LENGTH | | DEED | 100.0 |
| NORSTROM SHARON & SIMONS D | KESKIMAKI PAUL R & SUSAN F | 83,000 | 05/03/2005 | WD | 03-ARM'S LENGTH | 167:1149 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21261 HENRY RD

Owner's Name/Address

DOWNS CHRISTOPHER
21261 HENRY RD
CHASSELL MI 49916

Tax Description

P5-18-13 SEC 18 T54N R33W
W 1/2 OF NE 1/4 OF FRL SW 1/4. 40 A.
20 A SPLIT INTO 218-015-50 IN 2015

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/02/2015

MAP #:

2024 Est TCV 552,769 TCV/TFA: 177.85

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 09/12/2024 | 2023-031-327 | FOUNDATION |
| GARAGE | 05/25/2017 | 2017-010-014 | COMPLETE |
| HOUSE | 11/13/2007 | 07-363 | COMPLETE |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/28/2008 | INSPECTED |
| LP | 06/28/2008 | DATA ENTER |
| JR | 07/27/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 242,385 | 276,385 | | | 217,252C |
| 2023 | 22,000 | 210,647 | 232,647 | | | 196,403C |
| 2022 | 22,000 | 184,532 | 206,532 | | | 187,051C |
| 2021 | 22,000 | 184,880 | 206,880 | | | 181,076C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2008 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 5 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1308 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | | Coal | X | 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 |
| X | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| 4 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| 4 | Ceramic Tile Floor |
| 1 | Ceramic Tile Wains |
| 1 | Ceramic Tub Alcove |
| 4 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| 1 | Appliance Allow. |
| | Cook Top |
| 1 | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Raised Hearth |
| | Wood Stove |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 6
Floor Area: 3,108
Total Base New : 500,758 E.C.F.
Total Depr Cost: 470,714 X 0.983
Estimated T.C.V: 462,712

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 204 | CCP (1 Story) |
| 120 | CCP (1 Story) |

**(17) Garage**

Year Built: 2008
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 576
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2008
(11) Heating System: Heat Pump
Ground Area = 1884 SF Floor Area = 3108 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 | 1,224 | | |
| 1 Story | Siding | Basement | 84 | | |
| 1 Story | Siding | Blt-in Gar. | 576 | | |
| | | | Total: | 349,336 | 328,376 |

| | | | |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Basement, Outside Entrance, Below Grade | 1 | 2,505 | 2,355 |
| Plumbing | | | |
| Average Fixture(s) | 1 | 1,444 | 1,357 |
| 3 Fixture Bath | 3 | 13,640 | 12,822 |
| 2 Fixture Bath | 1 | 3,042 | 2,859 |
| Ceramic Tile Floor | 4 | 4,385 | 4,122 |
| Vent Fan | 4 | 990 | 931 |
| Ceramic Tile Wains | 1 | 2,201 | 2,069 |
| Ceramic Tub Alcove | 1 | 736 | 692 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,475 |
| Water Well, 50 Feet | 1 | 2,629 | 2,471 |
| Porches | | | |
| CCP (1 Story) | 204 | 5,239 | 4,925 |
| CCP (1 Story) | 120 | 3,253 | 3,058 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | |
| Base Cost | 768 | 35,927 | 33,771 |
| Storage Over Garage | 576 | 7,747 | 7,282 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2023 GARA( | 0 |

Condition: Average
Part. Construct.: 40%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| |
|---|
| Recreation SF |
| Living SF |
| Walkout Doors (B) |
| No Floor SF |
| Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 1
Floor Area: 0
Total Base New : 56,664 E.C.F.
Total Depr Cost: 56,097 X 0.983
Estimated T.C.V: 55,143

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 3
Area: 2400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family COLONIAL Cls C Blt 2023
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Pole (Unfinished) | | | | | |
| Base Cost | | | 2400 | 56,664 | 56,097 |
| | | | Totals: | 56,664 | 56,097 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 55,143
40% Completed => Est. True Cash Value 2024 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-015-50 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

Owner's Name/Address

KESKIMAKI SUSAN R
51122 S BIG TRAVERSE RD
LAKE LINDEN MI 49945

Tax Description

S 18 T54N R33W
E 1/2 OF NE 1/4 OF SW 1/4,
EXCEPT THE N 16' THEROF CONVEYED FOR ROADWAY PURPOSES
SPLIT FROM 218-015-00 IN 2015

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 68,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| | Public Improvements |
|---|---|
| | 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

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 0 | 34,000 | | | 20,525C |
| 2023 | 22,000 | 0 | 22,000 | | | 19,548C |
| 2022 | 22,000 | 0 | 22,000 | | | 18,618C |
| 2021 | 22,000 | 0 | 22,000 | | | 18,024C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-016-05 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21149 HENRY RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 04/12/2022 | 2022-010-001 | FOUNDATION |
| | P.R.E. 100% 08/07/2023 | | | | | |
| Owner's Name/Address | MAP #: P5-18-14C | | | | | |
| WUEBBEN NATLIE J & NOLAN R<br>21149 HENRY RD<br>CHASSELL MI 49916 | 2024 Est TCV 269,412 TCV/TFA: 172.70 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 8.920 | Acres | 4,646 | 100 | | 41,445 |
| RATE 1 | | | 0.490 | Acres | 4,646 | 0 | R ROW | 0 |
| | | 9.41 | Total Acres | | Total Est. Land Value = | | | 41,445 |

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

SEC 18 T54N R33W
PART OF THE E 1/2 OF NW 1/4 OF SW 1/4;
COM AT THE W 1/4 CORNER OF SEC 18; TH ALONG THE EAST-WEST 1/4 LINE OF SEC 18, S 89 DEG 24' 47" E 700.03' TO THE POB;
TH ALONG THE EAST-WEST 1/4 LINE S 89 DEG 24' 47" E 615.49' TO THE EAST LINE OF THE NW 1/4 OF THE FRACTIONAL SW 1/4;
TH ALONG SAID EAST LINE S 00 DEG 04 40" E 651.44' TO A SET IRON ROD;
TH N 89 DEG 58' 26" W 658.61' TO A SET IRON ROD ON THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE FRACT SW 1/4 OF SEC 18;
TH ALONG WEST LINE N 00 DEG 00' 01" E 157.85' TO A SET IRON ROD ON THE SOUTH LINE OF THE NORTH 500' OF THE NW1/4 OF THE FRAC SW 1/4;
TH ALONG SAID SOUTH LINE S 89 DEG 24' 47" E 41.60' TO A SET IRON ROD ON THE EAST LINE OF THE WEST 700' OF THE NW 1/4 OF
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 20,723 | 113,983 | 134,706 | | | 118,735C |
| 2023 | 14,794 | 103,727 | 118,521 | | 118,521A | 113,081C |
| 2022 | 15,607 | 0 | 15,607 | | | 3,729C |
| 2021 | 17,907 | 0 | 17,907 | | | 3,610C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2022 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1560 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 1,560
Total Base New : 236,639 E.C.F.
Total Depr Cost: 231,909 X 0.983
Estimated T.C.V: 227,967

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 18 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2022
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,560 | | |
| | | | Total: | 218,116 | 213,756 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,456 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,666 |
| Water Well, 150 Feet | | | 1 | 8,411 | 8,243 |
| Deck | | | | | |
| Treated Wood | | | 18 | 804 | 788 |
| | | | Totals: | 236,639 | 231,909 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 227,967

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-016-10 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. |
|---|---|---|---|---|---|---|---|---|
| RUOTSALA JUDITH | RUOTSALA JASON & JARED & J | 0 | 01/02/2014 | QC | 09-FAMILY | 2014/01635 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

HENRY RD

**Owner's Name/Address**

RUOTSALA JARED
21069 HENRY RD
CHASSELL MI 49916

**Tax Description**

P5-18-14D SEC 18 T54N R33W PART OF THE E 1/2 OF NW 1/4 OF FRAC SW 1/4; COM AT THE W 1/4 CORNER OF SEC 18; TH ALONG THE EAST-WEST 1/4 LINE, S 89 DEG 24' 47" E 1315.52' TO THE EAST LINE OF THE NW 1/4 OF THE FRAC SW 1/4; TH ALONG SAID EAST LINE S 00 DEG 04' 40" E 651.44' TO A SET IRON ROD AND THE POB; TH ALONG THE EAST LINE OF THE NW 1/4 OF THE FRACT SW 1/4, S 00 DEG 04' 40" E 330.58' TO A SET IRON ROD; TH N 89 DEG 58" 26" W 659.06' TO A SET IRON ROD ON THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE FRAC SW 1/4; TH ALONG SAID WEST LINE N 00 DEG 00' 01" E 330.58' TO A SET IRON ROD; TH S 89 DEG 58' 26" E 658.61' TO THE EAST LINE OF THE NW 1/4 OF THE FRAC SW 1/4 AND THE POB.
5.00 AC M/L
SPLIT FROM 010-218-016-00 SPLIT TO:
010-218-016-05 (9.41 ACRES) AND
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 30,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 5.000 Acres | | 6,000 | 100 | | 30,000 |
| | | | 5.00 Total Acres | | Total Est. Land Value = | | | 30,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,000 | 0 | 15,000 | | | 2,051C |
| 2023 | 12,500 | 0 | 12,500 | | | 1,954C |
| 2022 | 12,500 | 0 | 12,500 | | | 1,861C |
| 2021 | 11,500 | 0 | 11,500 | | | 1,802C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-016-15 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. |
|---|---|---|---|---|---|---|---|---|
| RUOTSALA JUDITH | RUOTSALA JASON & JARED & J | 0 | 01/02/2014 | QC | 09-FAMILY | 2014/01635 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

HENRY RD

**Owner's Name/Address**

RUOTSALA JUSTIN
45374 PARADISE RD
CHASSELL MI 49916

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0% Qual. Ag.

MAP #:

2024 Est TCV 30,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

**Tax Description**

P5-18-14E SEC 18 T54N R33W PART OF THE E 1/2 OF NW 1/4 OF FRAC SW 1/4, COM AT THE W 1/4 CORNER OF SEC 18; TH ALONG THE EAST-WEST 1/4 LINE, S 89 DEG 24' 47" E 1315.52' TO THE EAST LINE OF THE NW 1/4 OF THE FRAC SW 1/4; TH ALONG SAID EAST LINE S 00 DEG 04' 40" E 982.02' TO A SET IRON ROD AND THE POB; TH ALONG THE EAST LINE OF THE NW 1/4 OF THE FRACT SW 1/4, S 00 DEG 04' 40" E 330.36' TO A SET IRON ROD AND THE SOUTH LINE OF THE NW 1/4 OF THE FRAC SW 1/4; TH N 89 DEG 58" 26" W 659.51' TO A SET IRON ROD ON THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE FRAC SW 1/4; TH ALONG SAID WEST LINE N 00 DEG 00' 01" E 330.36' TO A SET IRON ROD; TH S 89 DEG 58' 26" E 659.06' TO THE EAST LINE OF THE NW 1/4 OF THE FRAC SW 1/4 AND THE POB. 5.00 AC M/L
SPLIT FROM 010-218-016-00 SPLIT TO:
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 5.000 Acres | | 6,000 | 100 | | 30,000 |
| | | | 5.00 Total Acres | | Total Est. Land Value = | | | 30,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,000 | 0 | 15,000 | | | 2,051C |
| 2023 | 12,500 | 0 | 12,500 | | | 1,954C |
| 2022 | 12,500 | 0 | 12,500 | | | 1,861C |
| 2021 | 11,500 | 0 | 11,500 | | | 1,802C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-016-25 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21069 HENRY RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 06/26/2001 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RUOTSALA JARED W<br>21069 HENRY RD<br>CHASSELL MI 49916 | 2024 Est TCV 264,581 TCV/TFA: 147.65 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 8 ACRE | | | 8.04 Acres | | 5250 | 100 | | 42,210 |
| | | | 8.04 Total Acres | | Total Est. Land Value = | | | 42,210 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 620 | 88 | 4,774 |
| Wood Frame | 34.33 | 64 | 83 | 1,824 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,598 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | 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 |
|---|---|---|---|---|---|---|
| 2024 | 21,105 | 111,186 | 132,291 | | | 75,904C |
| 2023 | 15,276 | 102,538 | 117,814 | | | 72,290C |
| 2022 | 15,276 | 94,280 | 109,556 | | | 68,848C |
| 2021 | 12,060 | 94,458 | 106,518 | | | 66,649C |

Tax Description

P5-18-14A SEC 18 T54N R33W N 500' OF W 700' OF NW 1/4 OF SW 1/4. 8.04 AC M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 2000 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 100 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 700 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Excellent
Effec. Age: 11
Floor Area:
Total Base New : 220,460 E.C.F.
Total Depr Cost: 176,368 X 0.983
Estimated T.C.V: 173,370

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 108 | Treated Wood |
| 288 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Excellent Blt 2000
(11) Heating System: Wall Furnace
Ground Area = 1792 SF Floor Area = 1792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Siding | Comp.Shingle | 1792 | | |
| Basement | Block, 6" | | 100 | | |
| | | | Total: | 182,691 | 146,152 |
| Other Additions/Adjustments | | | | | |
| Minimal Finish | | | 700 | 13,860 | 11,088 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 5,001 | 4,001 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 6,586 | 5,269 |
| Water Well, 50 Feet | | | 1 | 3,220 | 2,576 |
| Deck | | | | | |
| Treated Wood | | | 108 | 3,106 | 2,485 |
| Treated Wood | | | 288 | 5,996 | 4,797 |
| | | | Totals: | 220,460 | 176,368 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 173,370

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2010 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 11
Floor Area: 0
Total Base New : 48,468 E.C.F.
Total Depr Cost: 43,136 X 0.983
Estimated T.C.V: 42,403

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 1120
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2010
(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 |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Door Opener | | | 2 | 1,070 | 952 |
| Base Cost | | | 1120 | 47,398 | 42,184 |
| | | | Totals: | 48,468 | 43,136 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 42,403

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-016-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 50,000 | 09/01/2001 | WD | 03-ARM'S LENGTH | 155:892 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45374 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | ADDITION | 04/07/2010 | 10-024 | COMPLETE |
| | P.R.E. 100% 12/20/2002 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RUOTSALA JUSTIN A<br>45374 PARADISE RD<br>CHASSELL MI 49916 | 2024 Est TCV 198,159 TCV/TFA: 139.06 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 13 ACRE | | | 12.40 Acres | | 4000 | 100 | | 49,600 |
| | | | 12.40 Total Acres | | | Total Est. Land Value = | | 49,600 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.36 | 120 | 46 | 1,345 |
| Wood Frame | 24.36 | 120 | 46 | 1,345 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,690 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|---|---|---|---|
| 2024 | 24,800 | 74,280 | 99,080 | | | 71,598C |
| 2023 | 18,600 | 67,950 | 86,550 | | | 68,189C |
| 2022 | 18,600 | 59,307 | 77,907 | | | 64,942C |
| 2021 | 14,880 | 56,318 | 71,198 | | | 62,868C |

Tax Description

P5-18-14B SEC 18 T54N R33W WEST 1/2 OF THE NW 1/4 OF SW 1/4 EXCEPT THE NORTH 500 FT 12.4 A M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |
| LRK | 06/17/2011 | INSPECTED |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1988 | 0 |

Condition: Average

Room List
5 Basement
1st Floor
2nd Floor
2 Bedrooms

**(1) Exterior**
X Wood/Shingle
Aluminum/Vinyl
Brick
X Insulation

**(2) Windows**
X Many Avg. Few
X Large Avg. Small

X Wood Sash
Metal Sash
Vinyl Sash
X Double Hung
Horiz. Slide
Casement
X Double Glass
Patio Doors
X Storms & Screens

**(3) Roof**
X Gable
Hip
Flat
Gambrel
Mansard
Shed

X Asphalt Shingle

Chimney: Metal

**(3) Roof (cont.)**
X Eavestrough
X Insulation
0 Front Overhang
0 Other Overhang

**(4) Interior**
X Drywall
X Paneled
Plaster
Wood T&G

Trim & Decoration: Ex | X Ord | Min

Size of Closets: Lg | X Ord | Small

Doors: Solid | X H.C.

**(5) Floors**
Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**
X Drywall

**(7) Excavation**
Basement: 600 S.F.
Crawl: 0 S.F.
Slab: 420 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
1 Walkout Doors (B)
No Floor SF
Walkout Doors (A)

**(10) Floor Support**
Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**
X Gas
Wood
Oil
Coal
Elec.
Steam

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

Central Air
Wood Furnace

**(12) Electric**
100 Amps Service

**No./Qual. of Fixtures**: Ex. | X Ord. | Min

**No. of Elec. Outlets**: Many | X Ave. | Few

**(13) Plumbing**
1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

**(14) Water/Sewer**
Public Water
Public Sewer
1 Water Well
1 1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

**(15) Built-ins**
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

**(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

Class: CD
Effec. Age: 24
Floor Area: 1,425
Total Base New : 167,851 E.C.F.
Total Depr Cost: 103,328 X 0.983
Estimated T.C.V: 101,571

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | Treated Wood |

**(17) Garage**
Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1988
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1020 SF Floor Area = 1425 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/90/90/100/61.56
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 600 | | |
| 1.25 Story | Siding | Slab | 420 | | |
| | | | Total: | 155,219 | 95,553 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,301 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,741 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,557 |
| Deck | | | | | |
| Treated Wood | | | 168 | 3,535 | 2,176 |
| | | | Totals: | 167,851 | 103,328 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 101,571

*** Information herein deemed reliable but not guaranteed***

| Building Type | Barn - General Purpose | Farm Utility Buildings | Farm Utility/Grain Storag | Farm Utility Buildings | |
|---|---|---|---|---|---|
| Year Built | 1920 | 1920 | 1950 | 1960 | |
| Class/Construction | D,Frame | D,Frame | D,Pole | D,Pole | |
| Quality/Exterior | Low Cost | Low Cost | Good | Low Cost | |
| # of Walls, Perimeter | 4 Wall, 220 | 4 Wall, 146 | 4 Wall, 48 | 4 Wall, 136 | |
| Height | 14 | 10 | 10 | 10 | |
| Heating System | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | |
| Length/Width/Area | 42 x 68 = 2856 | 11 x 62 = 682 | 12 x 12 = 144 | 22 x 46 = 1012 | |
| Cost New | $ 71,057 | $ 11,042 | $ 6,049 | $ 9,816 | |
| Phy./Func./Econ. %Good | 46/100/100 46.0 | 46/100/100 46.0 | 46/100/100 46.0 | 46/100/100 46.0 | |
| Depreciated Cost | $ 32,686 | $ 5,079 | $ 2,783 | $ 4,515 | |
| + Unit-In-Place Items | $ 0 | $ 0 | $ 0 | $ 0 | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items ->  | | | | | |
| E.C.F. | X 0.983 | X 0.983 | X 0.983 | X 0.983 | |
| % Good | 46 | 46 | 46 | 46 | |
| Est. True Cash Value | $ 32,131 | $ 4,993 | $ 2,735 | $ 4,439 | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 44298 / All Cards: 44298 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-017-00 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. |
|---|---|---|---|---|---|---|---|---|
| SALO ALAN M & MARY JANE D | RUOTSALA JASON & JOAN | 112,000 | 02/06/2015 | WD | 03-ARM'S LENGTH | 2015/00732 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45084 PARADISE RD

Owner's Name/Address

RUOTSALA JASON & JOAN
45084 PARADISE RD
CHASSELL MI 49916

Tax Description

P5-18-15 SEC 18 T54N R33W PRT OF W 1/2 OF FRL SW 1/4 OF FRL SW 1/4COM @ SW 1/4 COR; TH N 362' TO POB; TH N 375'ALG W SEC LN; TH E PAR TO S SEC LN 433'; TH S PAR TO W SEC LN 237.50'; TH E 150'; TH S 137.50'; TH W 583' TO POB 4.20 A M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/20/2015

MAP #:

2024 Est TCV 275,101 TCV/TFA: 139.79

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 08/05/2020 | 2020-010-304 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 4.200 Acres | | 6,762 | 100 | | 28,400 |
| | | | 4.20 Total Acres | | Total Est. Land Value = | | | 28,400 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,200 | 123,351 | 137,551 | | | 108,319C |
| 2023 | 12,100 | 112,570 | 124,670 | | | 103,161C |
| 2022 | 12,100 | 98,612 | 110,712 | | | 98,249C |
| 2021 | 11,100 | 77,564 | 88,664 | | | 74,995C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1998 | 2021 |

Condition: Good

Room List
- 4 Basement
- 1st Floor
- 2nd Floor
- 3 Bedrooms

**(1) Exterior**
- X Wood/Shingle
- X Aluminum/Vinyl
- Brick
- Insulation

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

- Wood Sash
- Metal Sash
- X Vinyl Sash
- X Double Hung
- Horiz. Slide
- Casement
- X Double Glass
- Patio Doors
- X Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

X Asphalt Shingle

Chimney: Brick

**(3) Roof (cont.)**
- Eavestrough
- Insulation
- 0 Front Overhang
- 0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1456 S.F.
Crawl: 0 S.F.
Slab: 512 S.F.
Height to Joists: 0.0

**(8) Basement**
- Conc. Block
- Poured Conc.
- Stone
- Treated Wood
- X Concrete Floor

**(9) Basement Finish**
- Recreation SF
- Living SF
- Walkout Doors (B)
- No Floor SF
- Walkout Doors (A)

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

- 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

- X 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**
- 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**
- Public Water
- Public Sewer
- 1 Water Well
- 1 1000 Gal Septic
- 2000 Gal Septic

Lump Sum Items:

**(15) Built-ins**
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

**(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

Class: C
Effec. Age: 23
Floor Area: 1,968
Total Base New : 325,933 E.C.F.
Total Depr Cost: 250,967 X 0.983
Estimated T.C.V: 246,701

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | Treated Wood |
| 80 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1998
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1968 SF Floor Area = 1968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,456 | | |
| 1 Story | Siding | Slab | 512 | | |
| | | | Total: | 274,812 | 211,605 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,501 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,666 |
| Water Well, 50 Feet | 1 | 2,629 | 2,024 |
| Deck | | | |
| Treated Wood | 192 | 3,942 | 3,035 |
| Treated Wood | 80 | 2,216 | 1,706 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | |
| Base Cost | 768 | 33,039 | 25,440 |
| Common Wall: 1/2 Wall | 1 | -1,083 | -834 |
| Door Opener | 2 | 1,070 | 824 |
| | Totals: | 325,933 | 250,967 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 246,701

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-017-30 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. |
|---|---|---|---|---|---|---|---|---|
| VANAKEN CHETWOOD C & LOREL | KYLLONEN ROBERT L | 16,000 | 01/12/2018 | WD | 03-ARM'S LENGTH | 2018/00301 | DEED | 100.0 |
| | | 290,500 | 12/01/2003 | WD | 03-ARM'S LENGTH | 163:522 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45176 PARADISE RD

**Owner's Name/Address**

KYLLONEN ROBERT L
45176 PARADISE RD
CHASSELL MI 49916

**Tax Description**

P5-18-15D SEC 18 T54N R33W
PART OF SW 1/4 OF SW 1/4; BEG ON W SEC LN N 00 DEG 04' E 737' FROM SW COR OF SD SEC 18; TH N 00 DEG 04' E 237.50'; TH S 89 DEG 31'50" E 433'; TH S 00 DEG 04' W 237.50'; TH N 89 DEG 31'50" W 433' TO POB.
2.36 A M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 291,139 TCV/TFA: 166.27

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 09/02/2021 | 2021-010-266 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.360 Acres | | 9,237 | 100 | | 21,800 |
| | | | 2.36 Total Acres | | Total Est. Land Value = | | | 21,800 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 232 | 97 | 1,800 |
| D/W/P: 4in Ren. Conc. | 8.00 | 136 | 97 | 1,055 |
| D/W/P: 5in Ren. Conc. | 8.75 | 600 | 97 | 5,092 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,947 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,900 | 134,670 | 145,570 | | | 119,931C |
| 2023 | 3,016 | 122,714 | 125,730 | | | 114,220C |
| 2022 | 3,016 | 69,123 | 72,139 | | | 72,139S |
| 2021 | 9,720 | 0 | 9,720 | | | 8,121C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2021 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1751 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 1,751
Total Base New : 271,338 E.C.F.
Total Depr Cost: 265,913 X 0.983
Estimated T.C.V: 261,392

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 104 | CCP (1 Story) |

**(17) Garage**

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: 900
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2021
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1751 SF Floor Area = 1751 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 | Slab | 1,751 | | |
| | | | Total: | 216,862 | 212,525 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,456 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,666 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,304 |
| Porches | | | | | |
| CCP (1 Story) | | | 104 | 2,849 | 2,792 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 900 | 33,363 | 32,696 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,575 |
| Door Opener | | | 2 | 1,070 | 1,049 |
| | | | Totals: | 271,338 | 265,913 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 261,392

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-017-40 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. |
|---|---|---|---|---|---|---|---|---|
| VANAKEN CHETWOOD C & LOREL | EISENHOWER CENTER | 275,000 | 06/26/2014 | PTA | 03-ARM'S LENGTH | | DEED | 100.0 |
| NIEMELA CURT & MILDRED | VANAKEN CHETWOOD & LORELIE | 290,500 | 12/01/2003 | WD | 03-ARM'S LENGTH | 163:522 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45224 PARADISE RD

Owner's Name/Address

JUNTIKKA SCOT & ELIZABETH
45224 PARADISE RD
CHASSELL MI 49916

Tax Description

P5-18-15G SEC 18 T54N R33W PRT OF SW 1/4 OF SW 1/4; BEG ON W SEC LNN 00 DEG 04' E 975.50' FROM SW COR OF SD SEC 18; TH N 00 DEG 04' E 344.16' TO N LN OF SW 1/4 OF SW 1/4; TH S 89 DEG 28' 33" E 433'; TH S 00 DEG 04' W 343.75'; TH N 89 DEG 31'50" 433' TO POB. 3.42 A

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/16/2022

MAP #:

2024 Est TCV 402,110 TCV/TFA: 200.25

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 09/08/2014 | 14-220 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 344.16 | 0.00 | 1.0000 | 0.0000 | 98 | 100 | | 0 |
| RATE 1 | | | 3.420 Acres | | 7,509 | 100 | | 25,680 |
| 344 Actual Front Feet, 3.42 Total Acres | | | | | | | Total Est. Land Value = | 25,680 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 6700 | 84 | 17,109 |
| Wood Frame | 23.73 | 240 | 95 | 5,410 |
| Total Estimated Land Improvements True Cash Value = | | | | 22,519 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,840 | 188,215 | 201,055 | | | 191,605C |
| 2023 | 11,130 | 172,145 | 183,275 | 0M | | 0 |
| 2022 | 23,730 | 203,394 | 227,124 | 0M | | 0 |
| 2021 | 24,368 | 193,845 | 218,213 | | | 138,213C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 0 | 2014 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 2008 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1900 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 2,008
Total Base New : 455,736 E.C.F.
Total Depr Cost: 360,032 X 0.983
Estimated T.C.V: 353,911

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 167 | WCP (1 Story) |
| 336 | Treated Wood |
| 160 | Wood Balcony |

**(17) Garage**

Year Built:
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: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2008 SF Floor Area = 2008 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 | 2,008 | | |
| | | | Total: | 282,195 | 222,935 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1900 | 66,671 | 52,670 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,446 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 7,183 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,761 |
| Water Well, 150 Feet | | | 1 | 8,411 | 6,645 |
| Porches | | | | | |
| WCP (1 Story) | | | 167 | 6,956 | 5,495 |
| Deck | | | | | |
| Treated Wood | | | 336 | 5,699 | 4,502 |
| Balcony | | | | | |
| Wood Balcony | | | 160 | 6,381 | 5,041 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 572 | 29,080 | 22,973 |
| Common Wall: 2 Wall | | | 1 | -5,257 | -4,153 |
| Door Opener | | | 1 | 535 | 423 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 3 | 1,605 | 1,268 |
| Base Cost | | | 1200 | 37,776 | 29,843 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-017-50 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. |
|---|---|---|---|---|---|---|---|---|
| STEVENS RANDALL E & JODI L | HAAPAPURO ALEX & TAYLER | 242,500 | 08/24/2020 | WD | 03-ARM'S LENGTH | 2020/04543 | DEED | 100.0 |
| | | 99,000 | 06/01/2001 | WD | 03-ARM'S LENGTH | 154:817 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21136 BROEMER RD

Owner's Name/Address

HAAPAPURO ALEX & TAYLER
21136 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-18-15A SEC 18 T54N R33W PART OF SW 1/4 OF SW 1/4; BEG S SEC LN APT S 89DEG 31'50" E 583' FROM SW COR OF SD SEC; TH PAR W/W SEC LN N 00 DEG 04'00E 499.50'; TH PAR W/ S SEC LN N 89 DEG 31' 50" W 150'; TH PAR W/W SEC LN N 00 DEG 04'00" E 818.75' TO N LN OF SW 1/4 OF SW 1/4 ; TH S 89 DEG 28'33" E 882.40'TO E LN OF SW 1/4 OF SW 1/4; TH ALG E LNS 00 DEG 02'55" E 1017.42'; TH PAR W/S SEC LN N 89 DEG 31'50" W 300'; TH S 00 DEG 02'55" E 300' TO S SEC LN; TH N 89 DEG 31'50" W 435.04' TO POB. 22.95 A M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/19/2022

MAP #:

2024 Est TCV 311,510 TCV/TFA: 171.16

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 23 ACRES | | | 22.95 Acres | | 3140 | 100 | | 72,063 |
| | | | 22.95 Total Acres | | | Total Est. Land Value = | | 72,063 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 5,204.57 | 1 | 85 | 4,424 |
| Wood Frame | 24.36 | 120 | 74 | 2,163 |
| Wood Frame | 20.23 | 336 | 74 | 5,030 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,617 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,032 | 119,723 | 155,755 | | | 132,876C |
| 2023 | 24,557 | 109,526 | 134,083 | | | 126,549C |
| 2022 | 24,557 | 95,966 | 120,523 | | | 120,523S |
| 2021 | 22,950 | 94,410 | 117,360 | | 117,360A | 117,360S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 0 | 2005 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 7 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1456 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| 1 | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 21
Floor Area: 1,820
Total Base New : 267,382 E.C.F.
Total Depr Cost: 211,231 X 0.983
Estimated T.C.V: 207,640

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 156 | WGEP (1 Story) |
| 120 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 728 | | |
| 1.25 Story | Siding | Basement | 728 | | |
| | | Total: | | 231,801 | 183,123 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,446 |
| 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) | | | 156 | 12,556 | 9,919 |
| Deck | | | | | |
| Treated Wood | | | 120 | 2,884 | 2,278 |
| Fireplaces | | | | | |
| Exterior 1 Story | | | 1 | 6,374 | 5,035 |
| | | Totals: | | 267,382 | 211,231 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 207,640

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | Equestrian Lean-Tos | | | |
| Year Built | 1920 | | | | |
| Class/Construction | C | D,Pole | | | |
| Quality/Exterior | Average | Cheap | | | |
| # of Walls, Perimeter | 4 Wall, 122 | Lean-To, 48 | | | |
| Height | 22 | 10 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 27 x 34 = 918 | 10 x 14 = 140 | | | |
| Cost New | $ 50,013 | $ 1,521 | | | |
| Phy./Func./Econ. %Good | 39/100/100 39.0 | 68/100/100 68.0 | | | |
| Depreciated Cost | $ 19,505 | $ 1,034 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | X 0.983 | | | |
| % Good | 39 | 68 | | | |
| Est. True Cash Value | $ 19,173 | $ 1,017 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 20190 / All Cards: 20190 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-017-60 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. |
|---|---|---|---|---|---|---|---|---|
| | | 14,000 | 03/01/1998 | WD | 03-ARM'S LENGTH | 142:826 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| BROEMER RD |

| Owner's Name/Address |
|---|
| LANALA DAVID LEE<br>21260 BROEMER RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P5-18-15F SEC 18 T54N R33W PRT OF SW 1/4 OF SW 1/4; COM ON S SEC LN@ A PT S 89 DEG 31'50" E 1018.05' FROM SW COR; TH N 0 DEG 2 55" W 300'; TH S 89DEG 31'50" E 300' TO E LN OF SW 1/4 OF SW 1/4; TH ALG SD E LN S 0 DEG 2'55" E 300' TO S LN; TH N89 DEG 31'50" W TO POB 2.07 A M/L |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/19/2000

MAP #:

2024 Est TCV 20,350

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.070 Acres | | 9,831 | 100 | | 20,350 |
| | | | 2.07 Total Acres | | Total Est. Land Value = | | | 20,350 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,175 | 0 | 10,175 | | | 7,551C |
| 2023 | 7,192 | 0 | 7,192 | | | 7,192S |
| 2022 | 7,192 | 0 | 7,192 | | | 7,192S |
| 2021 | 9,140 | 0 | 9,140 | | | 7,820C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 57,370 | 09/01/2003 | WD | 03-ARM'S LENGTH | 162:729 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 21014 BROEMER RD |

| Owner's Name/Address |
|---|
| SALO DAVID C & JENNIFER A<br>21014 BROEMER RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P5-18-15I SEC 18 T54N R33W PART OF SW 1/4 OF SW 1/4 OF SEC 18 T54N R33W D/F, COMMENCING AT THE SW CORNER OF SAID SECTION, TH N 0 DEG 7' E 16.50', THS 89 DEG 30' E 33' TO POB,<br>TH N 0 DEG 7'E 208', TH S 89 DEG 30' E 208', TH S 0 DEG 7' W 208', TH N 89 DEG 30' W 208' TO POB. 1 A. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 180,593 TCV/TFA: 109.58

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 06/30/2005 | 05-166 | FOUNDATION |
| HOUSE | 05/15/1992 | 92-306 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | INSPECTED |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 208.00 | 208.00 | 0.7519 | 1.1776 | 85 | 100 | | 15,655 |
| 208 Actual Front Feet, 0.99 Total Acres | | | | | | | Total Est. Land Value = | 15,655 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,828 | 82,469 | 90,297 | | | 63,162C |
| 2023 | 6,815 | 75,360 | 82,175 | | | 60,155C |
| 2022 | 4,808 | 71,969 | 76,777 | | | 57,291C |
| 2021 | 6,000 | 72,106 | 78,106 | | | 55,461C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1990 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1648 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 31
Floor Area: 1,648
Total Base New : 240,965 E.C.F.
Total Depr Cost: 167,790 X 0.983
Estimated T.C.V: 164,938

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WGEP (1 Story) |
| 128 | Treated Wood |

**(17) Garage**

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: 560
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1990
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1648 SF Floor Area = 1648 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 | 1,008 | | | |
| 1 Story | Siding | Basement | 640 | | | |
| | | | Total: | 200,811 | 138,560 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,607 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,073 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,746 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 36 | 4,695 | 3,240 | |
| Deck | | | | | | |
| Treated Wood | | | 128 | 2,957 | 2,040 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 560 | 23,834 | 18,114 | *7 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,997 | |
| Door Opener | | | 1 | 535 | 407 | |
| | | | Totals: | 240,965 | 167,790 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 164,938

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-019-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAMBERT RACHELE & RUSKA & | LAMBERT RACHELE & RUSKA & | 0 | 07/21/1998 | QC | 09-FAMILY | 143:00865 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

21440 BROEMER RD

**Owner's Name/Address**

LAMBERT RACHELE & RUSKA & ETAL
21440 BROEMER RD
CHASSELL MI 49916

**Tax Description**

P5-18-16 SEC 18 T54N R33W SE 1/4 OF FRL SW 1/4 EXCEPT 1 A. (010-218-020-00) IN EXTREME SW CORNER OF SW 1/4 OF SE 1/4 OF FRL SW 1/4 ALONG THE COUNTY ROAD.
ALSO EXCEPT THE E 210' OF THE SE 1/4 OF THE SE 1/4 OF SE 1/4 OF SW 1/4 1.59 A SPLIT TO 010-218-019-50
AND EXCEPT 2 A. SPLIT TO 010-218-019-60
ALSO EXCEPT BEG ON THE SOUTH SEC LINE AT A POINT N 89 DEG 31' 50 " W 839.02' FROM THE SOUTH 1/4 CONER OF SAID SEC; TH N 89 DEG 31' 50" W 273.02'; TH N 00 DEG 08' 34" W 329.31'' TH S 89 DEG 31' 01" E 273.02'; TH S 00 DEG 08' 34" E 329.25' TO THE POB. 2.06 A. M/L SPLIT TO 010-218-019-70 FOR 2014 JBOR
CONTAINS (40 - 6.65 AC) = 33.35 ACRES

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 190,661 TCV/TFA: 193.37

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 33 ACRES | | | 33.35 Acres | | 2400 | 100 | | 80,040 |
| | | | 33.35 Total Acres | | Total Est. Land Value = | | | 80,040 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,020 | 55,311 | 95,331 | | | 24,903C |
| 2023 | 33,017 | 50,684 | 83,701 | | | 23,718C |
| 2022 | 33,017 | 44,257 | 77,274 | | | 22,589C |
| 2021 | 33,017 | 42,578 | 75,595 | | | 21,868C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1905 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Hardwood
Other: Softwood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 702 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 986
Total Base New : 141,534 E.C.F.
Total Depr Cost: 86,336 X 0.983
Estimated T.C.V: 84,868

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 128 | WGEP (1 Story) |
| 30 | CPP |
| 144 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1905
(11) Heating System: Forced Air w/ Ducts
Ground Area = 702 SF Floor Area = 986 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 378 | | |
| 1+ Story | Siding | Basement | 324 | | |
| | | | Total: | 120,395 | 73,441 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 2,716 |
| Water Well, 50 Feet | 1 | 2,530 | 1,543 |
| Porches | | | |
| WGEP (1 Story) | 128 | 10,191 | 6,217 |
| CPP | 30 | 770 | 470 |
| Deck | | | |
| Treated Wood | 144 | 3,195 | 1,949 |
| | Totals: | 141,534 | 86,336 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 84,868

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 1920 | | | | |
| Class/Construction | C | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 180 | | | | |
| Height | 14 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 36 x 54 = 1944 | | | | |
| Cost New | $ 63,899 | | | | |
| Phy./Func./Econ. %Good | 41/100/100 41.0 | | | | |
| Depreciated Cost | $ 26,199 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 41 | | | | |
| Est. True Cash Value | $ 25,753 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 25753 / All Cards: 25753 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-019-50 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 | 03/01/2005 | WD | 03-ARM'S LENGTH | 167:779 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 21496 BROEMER RD |

| Owner's Name/Address |
|---|
| RUSKA-STONE DENISE M & STONE PAUL R<br>21496 BROEMER RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P5-18-16B SEC 18 T54N R33W PRT OF SE 1/4 OF SW 1/4; D/F: E 210' OF SE 1/4 OF SE 1/4 OF SE 1/4 OF SW 1/4 1.59 A MOBILE HOME ON PROPERTY ALSO |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/12/2006

MAP #:

2024 Est TCV 200,431 TCV/TFA: 121.33

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | 263.00 | 0.00 | 1.0000 | 1.0000 | 0 | 100 | | 0 |
| ACREAGE PARCELS | | | 1.590 Acres | | 11,547 | 100 | | 18,360 |
| 263 Actual Front Feet, 1.59 Total Acres | | | | | | | Total Est. Land Value = | 18,360 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,180 | 91,036 | 100,216 | | | 67,781C |
| 2023 | 7,390 | 82,914 | 90,304 | | | 64,554C |
| 2022 | 7,390 | 72,627 | 80,017 | | | 61,480C |
| 2021 | 7,770 | 72,763 | 80,533 | | | 59,516C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 2003 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1652 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 9
Floor Area: 1,652
Total Base New : 203,538 E.C.F.
Total Depr Cost: 185,220 X 0.983
Estimated T.C.V: 182,071

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 156 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 2003
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1652 SF Floor Area = 1652 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 | Crawl Space | 1,652 | | |
| | | | Total: | 190,648 | 173,491 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 2,312 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 4,052 |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,302 |
| Deck | | | | | |
| Treated Wood | | | 156 | 3,366 | 3,063 |
| | | | Totals: | 203,538 | 185,220 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 182,071

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-019-60 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21344 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 04/27/2006 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RUSKA JOSETTE M & DENISE<br>21344 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 266,494 TCV/TFA: 144.21 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-18-16C SEC 18 T54N R33W PART OF SE 1/4 OF SW 1/4 D/F: COM AT S 1/4 COR OF SEC 18 TH 89 DEG 31' 50" W 799.05', TH N 0 DEG 8' 34" W 329.24' TO POB., TH N 0 DEG 8' 34" W 319.02', TH S 89 DEG 31' 01" E 273.02', TH S 0 DEG 8' 34" E 319.02' 319.02', TH N 89 DEG 31' 1" W 273.02' TO POB. CONTAINS 2.0 A M/L
ALG WITH 40' DRIVE EASEMENT D/F: BEG ON S SEC LINE AT A PT N 89 DEG 31' 50" W 819.05' FROM S 1/4 COR, TH N 0 DEG 8' 34" W 648.26' TO PT OF ENDING.

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 06/10/2009 | DATA ENTER |
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,000 | 123,247 | 133,247 | | | 61,272C |
| 2023 | 8,200 | 113,100 | 121,300 | | | 58,355C |
| 2022 | 8,200 | 99,078 | 107,278 | | | 55,577C |
| 2021 | 9,000 | 99,260 | 108,260 | | | 53,802C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1848 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 14
Floor Area: 1,848
Total Base New : 277,648 E.C.F.
Total Depr Cost: 250,757 X 0.983
Estimated T.C.V: 246,494

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | Treated Wood |
| 24 | Treated Wood |

**(17) Garage**

Year Built: 2005
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 672
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 2005
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1848 SF Floor Area = 1848 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 | 1,848 | | | *9 |
| | | | Total: | 235,660 | 212,549 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 3,438 | |
| Vent Fan | | | 2 | 401 | 365 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 4,052 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,302 | |
| Deck | | | | | | |
| Treated Wood | | | 80 | 2,166 | 1,971 | *9 |
| Treated Wood | | | 24 | 1,050 | 955 | *9 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 672 | 27,075 | 24,638 | *9 |
| Door Opener | | | 1 | 535 | 487 | |
| | | | Totals: | 277,648 | 250,757 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 246,494

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-019-70 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. |
|---|---|---|---|---|---|---|---|---|
| LAMBERT RACHELE & RUSKA & | RUSKA NORMAN & DOLORES | 1 | 10/10/2012 | QC | 09-FAMILY | 2013/06277 | DEED | 0.0 |
| LAMBERT RACHELE & RUSKA & | LAMBERT RACHELE & RUSKA & | 0 | 07/21/1998 | QC | 09-FAMILY | 143:00865 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

BROEMER RD

Owner's Name/Address

RUSKA NORMAN & DOLORES
24335 PRAIRE
WARREN MI 48089

Tax Description

P5-18-16D SEC 18 T54N R33W THAT PART OF THE SE 1/4 OF SW 1/4 BEG ON THE SOUTH SEC LINE AT A POINT N 89 DEG 31' 50 " W 839.02' FROM THE SOUTH 1/4 CONER OF SAID SEC; TH N 89 DEG 31' 50" W 273.02'; TH N 00 DEG 08' 34" W 329.31'' ; TH S 89 DEG 31' 01" E 273.02'; TH S 00 DEG 08' 34" E 329.25' TO THE POB. 2.06 A. M/L SPLIT FROM 010-218-019-00 FOR 2014 JBOR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 20,600

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 2 ACRE | | | 2.06 Acres | | 10000 | 100 | | 20,600 |
| | | | 2.06 Total Acres | | Total Est. Land Value = | | | 20,600 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,300 | 0 | 10,300 | | | 3,028C |
| 2023 | 8,446 | 0 | 8,446 | | | 2,884C |
| 2022 | 8,446 | 0 | 8,446 | | | 2,747C |
| 2021 | 9,270 | 0 | 9,270 | | | 2,660C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 43,000 | 06/01/1997 | WD | 03-ARM'S LENGTH | 140:132 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

21260 BROEMER RD

**Owner's Name/Address**

LANALA DAVID LEE
21260 BROEMER RD
CHASSELL MI 49916

**Tax Description**

P5-18-16A SEC 18 T54N R33W
IN EXTREME SW CORNER OF SW 1/4 OF SE 1/4 OF FR'L SW 1/4 ALONG THE COUNTY ROAD.
1 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 166,252 TCV/TFA: 135.83

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/09/2009 | DATA ENTER |
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 46 | 1,512 |
| Metal Prefab | 15.64 | 192 | 46 | 1,381 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,893 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,500 | 76,626 | 83,126 | | | 46,856C |
| 2023 | 4,808 | 70,016 | 74,824 | | | 44,625C |
| 2022 | 4,808 | 61,366 | 66,174 | | | 42,500C |
| 2021 | 6,000 | 61,396 | 67,396 | | | 41,143C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Linoleum
Other: Vinyl

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1224 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| 1 | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| 1 | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 24
Floor Area: 1,224
Total Base New : 201,262 E.C.F.
Total Depr Cost: 152,959 X 0.983
Estimated T.C.V: 150,359

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WGEP (1 Story) |
| 64 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1224 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,224 | | |
| | | | Total: | 177,258 | 134,716 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,312 |
| Vent Fan | | | 2 | 495 | 376 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,618 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,998 |
| Porches | | | | | |
| WGEP (1 Story) | | | 96 | 9,221 | 7,008 |
| Deck | | | | | |
| Treated Wood | | | 64 | 1,983 | 1,507 |
| Built-Ins | | | | | |
| Vented Hood | | | 1 | 559 | 425 |
| Oven | | | 1 | 1,314 | 999 |
| | | | Totals: | 201,262 | 152,959 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 150,359

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| LYLE PAUL A & KARI A | LYLE PAUL A & KARI A | 0 | 02/22/2010 | QC | 09-FAMILY | 2010/00837 | DEED | 0.0 |
| | | 135,000 | 07/01/2000 | WD | 03-ARM'S LENGTH | 151:623 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21745 HENRY RD

Owner's Name/Address

LYLE PAUL A & KARI A
21745 HENRY RD
CHASSELL MI 49916

Taxpayer's Name/Address

LYLE PAUL A & KARI A
21745 HENRY RD
CHASSELL MI 49916

Tax Description

P5-18-17 SEC 18 T54N R33W NE 1/4 OF SE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/24/2002

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

| | |
|---|---|
| | 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 |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 40.00 Acres | | 2100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 25,416C |
| 2023 | 38,000 | 0 | 38,000 | | | 24,206C |
| 2022 | 38,000 | 0 | 38,000 | | | 23,054C |
| 2021 | 38,800 | 0 | 38,800 | | | 22,318C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-022-00 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. |
|---|---|---|---|---|---|---|---|---|
| BROOKS RICHARD E & KAREN J | ASTI ARIC J & BEKI L | 159,000 | 05/30/2013 | WD | 03-ARM'S LENGTH | 2013/03287 | DEED | 100.0 |
| BROOKS JON A, RICHARD E, K | BROOKS RICHARD E & KAREN J | 0 | 05/26/2011 | QC | 09-FAMILY | 2011/02568 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

21525 HENRY RD

**Owner's Name/Address**

ASTI ARIC J & BEKI L TRUST
21525 HENRY RD
CHASSELL MI 49916

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/30/2013

MAP #:

2024 Est TCV 242,852 TCV/TFA: 127.82

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

**Tax Description**

P5-18-18 SEC 18 T54N R33W W 1/2 OF NW 1/4 OF SE 1/4 EXCEPT THE N 33' THEREOF. 19.50 A M/L. W/EASEMENT
AND
A PARCEL IN THE W 1/2 OF THE NW 1/4 OF SE 1/4
COM AT THE CENTER QUARTER CORNER OF SEC 18 SAID CORNER BEARING N 89 DEG 25' 15" W 2629.59' FROM THE E QUARTER CORNER WHICH CENTER QUARTER CORNER IS THE POB; TH S 89 DEG 25' 15" E ALONG THE E-W QUARTER LINE OF SEC 63.12' TO A CAPPED PIN ON THE SWESTERLY EDGE OF ROADBED; TH SEASTERLY ALONG THE SWESTERLY EDGE OF ROADBED 58.16; ALONG THE ARC OF A 112.18' RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 29 DEG 42' 17" AND WHOSE CHORD BEARS S 54 DEG 24' 32" E 57.51'; TH N 89 DEG 25' 15" W 109.81' TO A POINT ON THE N-S QUARTER LINE WHICH BEARS S 89 DEG 25' `5" E 6.00'; TH N 00
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

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Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 20 ACRES | | | 19.50 Acres | | 3400 | 100 | | 66,300 |
| | | | 19.50 Total Acres | | | | Total Est. Land Value = | 66,300 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.09 | 1560 | 46 | 15,852 |
| Total Estimated Land Improvements True Cash Value = | | | | 15,852 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 33,150 | 88,276 | 121,426 | | | 82,076C |
| 2023 | 21,450 | 81,118 | 102,568 | | | 78,168C |
| 2022 | 21,450 | 71,244 | 92,694 | | | 74,446C |
| 2021 | 21,450 | 70,892 | 92,342 | | | 72,068C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

- Wood Sash
- Metal Sash
- Vinyl Sash
- Double Hung
- Horiz. Slide
- Casement
- Double Glass
- Patio Doors
- Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1000 S.F.
Crawl: 400 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 34
Floor Area: 1,900
Total Base New : 247,697 E.C.F.
Total Depr Cost: 163,479 X 0.983
Estimated T.C.V: 160,700

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | WGEP (1 Story) |
| 136 | Treated Wood |

**(17) Garage**

Year Built: 1953
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1900 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 | 1,000 | | |
| 1 Story | Siding | Crawl Space | 400 | | |
| | | | Total: | 203,478 | 134,295 |

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) | 192 | 13,140 | 8,672 |
| Deck | | | |
| Treated Wood | 136 | 3,080 | 2,033 |
| Garages | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 576 | 21,767 | 14,366 |
| Common Wall: 1/2 Wall | 1 | -1,226 | -809 |
| Door Opener | 1 | 475 | 313 |
| | Totals: | 247,697 | 163,479 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 160,700

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| LYLE PAUL A & KARI A | LYLE PAULA A & KARI A | 0 | 02/22/2010 | QC | 09-FAMILY | 2010/00838 | DEED | 0.0 |
| | | 135,000 | 07/01/2000 | WD | 03-ARM'S LENGTH | 151:623 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21745 HENRY RD

Owner's Name/Address

LYLE PAUL A & KARI A
21745 HENRY RD
CHASSELL MI 49916

Tax Description

P5-18-18A SEC 18 T54N R33W E 1/2 OF NW 1/4 OF SE 1/4 AND THE N 33' OF THE W 1/2 OF THE NW 1/4 OF SE 1/4
EXCEPT COM AT THE CENTER QUARTER CORNER OF SEC 18 SAID CORNER BEARING N 89 DEG 25' 15" W 2629.59' FROM THE E QUARTER CORNER WHICH CENTER QUARTER CORNER IS THE POB; TH S 89 DEG 25' 15" E ALONG THE E-W QUARTER LINE OF SEC 63.12' TO A CAPPED PIN ON THE SWESTERLY EDGE OF ROADBED; TH SEASTERLY ALONG THE SWESTERLY EDGE OF ROADBED 58.16; ALONG THE ARC OF A 112.18' RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 29 DEG 42' 17" AND WHOSE CHORD BEARS S 54 DEG 24' 32" E 57.51'; TH N 89 DEG 25' 15" W 109.81' TO A POINT ON THE N-S QUARTER LINE WHICH BEARS S 89 DEG 25' `5" E 6.00'; TH N 00 DEG 08' 34" W ALONG THE N-S QUARTER LINE 33.00' M/L TO POB.
. 20.50 A.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/24/2002

MAP #:

2024 Est TCV 786,756 TCV/TFA: 226.01

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 21 ACRES | | | 20.50 Acres | | 3200 | 100 | | 65,600 |
| | | | 20.50 Total Acres | | | Total Est. Land Value = | | 65,600 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,800 | 360,578 | 393,378 | | | 245,338C |
| 2023 | 22,345 | 328,387 | 350,732 | | | 233,656C |
| 2022 | 22,345 | 287,681 | 310,026 | | | 222,530C |
| 2021 | 21,525 | 288,211 | 309,736 | | | 215,422C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 2001 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 2220 S.F.
Crawl: 338 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| X | 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) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| 3 | Extra Sink |
| 1 | Separate Shower |
| 4 | Ceramic Tile Floor |
| 1 | Ceramic Tile Wains |
| 1 | Ceramic Tub Alcove |
| 4 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 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 |

Class: B
Effec. Age: 9
Floor Area: 3,481
Total Base New : 806,186 E.C.F.
Total Depr Cost: 733,628 X 0.983
Estimated T.C.V: 721,156

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 258 | CPP |
| 24 | CPP |
| 422 | Treated Wood |

**(17) Garage**

Year Built: 2000
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: 525
% Good: 91
Storage Area: 525
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls B Blt 2001
(11) Heating System: Radiant (in-floor), Wood Furnace Add-On
Ground Area = 2558 SF Floor Area = 3481 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 1,846 | | |
| 1 Story | Siding | Crawl Space | 338 | | |
| 1 Story | Siding | Basement | 374 | | |
| | | | Total: | 609,264 | 554,429 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 2 | 20,460 | 18,619 |
| 2 Fixture Bath | 1 | 6,820 | 6,206 |
| Extra Sink | 3 | 5,095 | 4,636 |
| Separate Shower | 1 | 3,109 | 2,829 |
| Ceramic Tile Floor | 4 | 7,142 | 6,499 |
| Vent Fan | 4 | 1,712 | 1,558 |
| Ceramic Tile Wains | 1 | 2,970 | 2,703 |
| Ceramic Tub Alcove | 1 | 992 | 903 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,984 | 5,445 |
| Water Well, 50 Feet | 1 | 3,023 | 2,751 |
| Porches | | | |
| CPP | 258 | 6,073 | 5,526 |
| CPP | 24 | 797 | 725 |
| Deck | | | |
| Treated Wood | 422 | 7,313 | 6,655 |
| Garages | | | |

Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-024-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21558 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SCHOLIE ROBERT L JR<br>1020 ELEVATION ST<br>HANCOCK MI 49930 | 2024 Est TCV 157,881 TCV/TFA: 195.88 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | 40.00 Acres | | | 2100 | 100 | | 84,000 |
| | | 40.00 Total Acres | | | Total Est. Land Value = | | | 84,000 |

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 |

Public Improvements

- 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

Tax Description

P5-18-19 SEC 18 T54N R33W SW 1/4 OF SE 1/4. 40 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 36,941 | 78,941 | | | 30,077C |
| 2023 | 38,000 | 33,327 | 71,327 | | | 28,645C |
| 2022 | 38,000 | 29,211 | 67,211 | | | 27,281C |
| 2021 | 38,800 | 25,714 | 64,514 | | | 26,410C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Very Poor

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Hardwood
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 806 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 56
Floor Area: 806
Total Base New : 163,670 E.C.F.
Total Depr Cost: 73,651 X 0.983
Estimated T.C.V: 72,399

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 156 | WGEP (1 Story) |
| 120 | Treated Wood |

**(17) Garage**

Year Built: 1950
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 806 SF Floor Area = 806 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 | 806 | | |
| | | | Total: | 123,918 | 55,763 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,127 |
| Porches | | | | | |
| WGEP (1 Story) | | | 156 | 12,556 | 5,650 |
| Deck | | | | | |
| Treated Wood | | | 120 | 2,884 | 1,298 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 9,813 |
| | | | Totals: | 163,670 | 73,651 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 72,399

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-025-00 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 | 11/01/1999 | WD | 03-ARM'S LENGTH | 150:746 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22428 BROEMER RD

Owner's Name/Address

DORVINEN WILMER E ETAL
22428 BROEMER RD
CHASSELL MI 49916

Class: RESIDENTIAL-COMMON Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 27.870 Acres | | 2,815 | 0 | 010-217-304-58 | 0 |
| | | | 27.87 Total Acres | | Total Est. Land Value = | | | 0 |

Tax Description

TAXED WITH 217-304-58
P5-18-20 SEC 18 T54N R33W SE 1/4 OF SE 1/4 EXC FROM AN IRON PIN INCENTER OF RD AT THE SE COR OF SEC 18 GO W 1112' TO POB TH N 416', TH W 208', THS 416', TH E 208' TO POB ALSO EXC FROM SE COR OF SEC 18, 796' W TO POB, TH N 383', TH E 250', TH S 383', TH W 250' TO POB ALSO EXC FROM SE COR OF SEC, 1046 W TO POB, TH N 383', TH E 200', TH S 383',TH W 200' TO POB ALSO EXC COMM AT SE COROF SEC 18, TH W 600' TO POB, TH N 200', TH E 300', TH S 200', TH W 300' TO POB ALSO EXC FROM SE COR OF SEC 18, TH N 33'TO POB BEING ALG EDGE OF CO RD R/W, TH W300', TH N 218.7', TH E 298', TH S 240' TO POB EXC N 16 1/2' OF S 33' OF E 300' OF SE 1/4 OF SE 1/4. ALSO EXC COM AT THESE COR OF SEC 18; TH W 1,112' TO THE POBTH N 383'; TH E 200'; TH S 383'; TH W 200' TO POB (1.75 A.) 27.87
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 0 | 0 | 0 | | | 0 |
| 2023 | 27,870 | 0 | 27,870 | | | 5,524C |
| 2022 | 27,870 | 0 | 27,870 | | | 5,261C |
| 2021 | 27,870 | 0 | 27,870 | | | 5,093C |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-025-25 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 |
|---|---|---|---|---|---|---|
| 21784 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| STIPECH FRANK J & SHARON G<br>STIPECH MICAH & NICHOLAS; LADY BIRD<br>21784 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 19,000 | | | | | |

Improved | X | Vacant

Public Improvements

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

Tax Description

P5-18-20A SEC 18 T54N R33W
A PAR IN THE SE 1/4 OF SE 1/4, COMM AT THE SE COR OF SEC 18; TH W 1,112' TO POB TH N 383'; TH E 200'; TH S 383'; TH W 200' TO POB. 1.75 A. M/L

Comments/Influences

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.750 | Acres | 10,857 | 100 | | 19,000 |
| | | | 1.75 | Total Acres | | Total Est. Land Value = | | 19,000 |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,500 | 0 | 9,500 | | | 2,307C |
| 2023 | 7,706 | 0 | 7,706 | | | 2,198C |
| 2022 | 7,706 | 0 | 7,706 | | | 2,094C |
| 2021 | 8,250 | 0 | 8,250 | | | 2,028C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-026-00 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 |
|---|
| 21784 BROEMER RD |

| Owner's Name/Address |
|---|
| STIPECH FRANK J & SHARON G<br>STIPECH MICAH & NICHOLAS; LADY BIRD<br>21784 BROEMER RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P5-18-21 SEC 18 T54N R33W PART OF THE SE 1/4 OF SE 1/4 SEC 18 T54NR33W D/F, FROM AN IRON PIN IN CENTER OF ROAD AT THE SE COR OF SEC 18 GO W 1112' TO POB, TH N 416', TH W 208', TH S 416', TH E 208' TO POB. 2 A. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 225,720 TCV/TFA: 147.34

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.08 | 128 | 46 | 1,594 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,594 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,000 | 102,860 | 112,860 | | | 56,621C |
| 2023 | 8,200 | 93,847 | 102,047 | | | 53,925C |
| 2022 | 8,200 | 82,232 | 90,432 | | | 51,358C |
| 2021 | 9,000 | 82,341 | 91,341 | | | 49,718C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1950 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1532 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 1,532
Total Base New : 256,369 E.C.F.
Total Depr Cost: 207,656 X 0.983
Estimated T.C.V: 204,126

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | Treated Wood |

**(17) Garage**

Year Built: 1995
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 896
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1532 SF Floor Area = 1532 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,532 | | |
| | | | Total: | 214,778 | 173,969 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 |
| Deck | | | | | |
| Treated Wood | | | 168 | 3,614 | 2,927 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 896 | 30,052 | 24,342 |
| Door Opener | | | 1 | 535 | 433 |
| | | | Totals: | 256,369 | 207,656 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 204,126

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-027-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21844 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| JUNTIKKA CARL W & WIFE<br>21844 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 278,239 TCV/TFA: 139.82 | | | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Taxpayer's Name/Address

JUNTIKKA CARL W & WIFE
21844 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-18-22 SEC 18 T54N R33W PART OF THE SE 1/4 OF SE 1/4 COM AT SE COR OF SEC 18, TH 796' W TO POB, TH N 383' TH E 250', TH S 383', TH W 250' TO POB. 2.20 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.220 Acres | | 9,505 | 100 | | 21,100 |
| | | | 2.22 Total Acres | | Total Est. Land Value = | | | 21,100 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 1000 | 84 | 2,554 |
| Wood Frame | 22.09 | 784 | 46 | 7,967 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,521 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,550 | 128,570 | 139,120 | | | 87,222C |
| 2023 | 5,032 | 117,746 | 122,778 | | | 83,069C |
| 2022 | 5,032 | 103,267 | 108,299 | | | 79,114C |
| 2021 | 9,440 | 107,910 | 117,350 | | | 76,587C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1971 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

- Wood Sash
- Metal Sash
- Vinyl Sash
- Double Hung
- Horiz. Slide
- Casement
- Double Glass
- Patio Doors
- Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Ceramic Til
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1182 S.F.
Crawl: 56 S.F.
Slab: 52 S.F.
Height to Joists: 0.0

**(8) Basement**

- Conc. Block
- Poured Conc.
- Stone
- Treated Wood
- Concrete Floor

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| 887 | Living SF |
| 1 | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 31
Floor Area: 1,990
Total Base New : 363,603 E.C.F.
Total Depr Cost: 250,883 X 0.983
Estimated T.C.V: 246,618

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 163 | WCP (1 Story) |
| 48 | Treated Wood |
| 204 | Treated Wood |

**(17) Garage**

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: 656
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1971
(11) Heating System: Forced Hot Water
Ground Area = 1946 SF Floor Area = 1990 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 | 1,182 | | |
| 1 Story | Siding | Blt-in Gar. | 656 | | |
| 1 Story | Siding | Slab | 52 | | |
| 1 Story | Siding | Crawl Space | 56 | | |
| 0.5 Story | Siding | Overhang | 88 | | |
| | | Total: | | 250,417 | 172,787 |

| | | | |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Basement Living Area | 887 | 31,125 | 21,476 |
| Basement, Outside Entrance, Below Grade | 1 | 2,505 | 1,728 |
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,137 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | 1 | 2,629 | 1,814 |
| Porches | | | |
| WCP (1 Story) | 163 | 6,836 | 4,717 |
| Deck | | | |
| Treated Wood | 48 | 1,693 | 1,168 |
| Treated Wood | 204 | 4,102 | 2,830 |
| Garages | | | |
| Class: C Exterior: Block Foundation: 42 Inch (Finished) | | | |
| Base Cost | 656 | 33,318 | 22,989 |
| Common Wall: 2 Wall | 1 | -6,805 | -4,695 |
| Door Opener | 1 | 535 | 369 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-029-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | 06/01/2021 | 2018-990-010 | FOUNDATION |
| | P.R.E. 100% 12/31/2018 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| VELAT JOHN & AGAPOVA GALINA<br>21930 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 26,032 TCV/TFA: 0.00 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.68 Acres | | 13000 | 100 | | 8,840 |
| | | | 0.68 Total Acres | | Total Est. Land Value = | | | 8,840 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-18-24 SEC 18 T54N R33W PART OF THE SE 1/4 OF SE 1/4 SEC 18 T54NR33W D/F, COM AT SE COR OF SEC 18, TH W 600' TO POB, TH N 200', TH E 300', TH S 200', TH W 300' TO POB EXCEPT PARCEL SOLD ON CODE P5-18-24A. .68 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,420 | 8,596 | 13,016 | | | 11,159C |
| 2023 | 3,269 | 7,822 | 11,091 | | | 10,628C |
| 2022 | 3,269 | 6,853 | 10,122 | | | 10,122S |
| 2021 | 4,080 | 3,619 | 7,699 | | | 7,337C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2021 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 0
Total Base New : 17,846 E.C.F.
Total Depr Cost: 17,489 X 0.983
Estimated T.C.V: 17,192

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 0
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 2021
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 432 | 17,846 | 17,489 |
| | | | Totals: | 17,846 | 17,489 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 17,192

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-030-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 107,000 | 10/01/2003 | WD | 03-ARM'S LENGTH | 163:53 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**
21930 BROEMER RD

**Owner's Name/Address**
VELAT JOHN L & AGAPOVA GALINA
21930 BROEMER RD
CHASSELL MI 49916

**Taxpayer's Name/Address**
VELAT JOHN L & AGAPOVA GALINA
BOX 3077254
SIOUX FALLS SD 57186

**Tax Description**
P5-18-24A SEC 18 T54N R33W A PARCEL OF LAND IN SE 1/4 OF SE 1/4 OF SEC 18 T54N R33W D/F, COM AT SE COR OF SEC 18, TH W 300' TO POB, TH N 200', TH W 150', TH S 200', TH E 150' TO POB. .69 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 196,393 TCV/TFA: 147.22

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| SAUNA | 09/29/2021 | 2021-010-558 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.69 Acres | | 13000 | 100 | | 8,970 |
| | | | 0.69 Total Acres | | | Total Est. Land Value = | | 8,970 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2000 | 84 | 5,107 |
| D/W/P: 4in Ren. Conc. | 8.00 | 87 | 0 | 0 |
| D/W/P: 4in Ren. Conc. | 8.00 | 108 | 0 | 0 |
| Sauna | 6,499.14 | 1 | 99 | 6,434 |
| Wood Frame | 26.42 | 144 | 98 | 3,728 |
| Total Estimated Land Improvements True Cash Value = | | | | 15,269 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 93,712 | 98,197 | | | 73,899C |
| 2023 | 3,317 | 85,831 | 89,148 | | | 70,380C |
| 2022 | 3,317 | 75,363 | 78,680 | | | 67,029C |
| 2021 | 4,140 | 74,310 | 78,450 | | | 59,887C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1976 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1334 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. | |
| | | | Coal | | Steam | |

| | |
|---|---|
| | 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 |
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 26
Floor Area: 1,334
Total Base New : 236,664 E.C.F.
Total Depr Cost: 175,131 X 0.983
Estimated T.C.V: 172,154

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 136 | CPP |
| 48 | WCP (1 Story) |
| 160 | Treated Wood |

**(17) Garage**

Year Built: 1996
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1976
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1334 SF Floor Area = 1334 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 | 884 | | |
| 1 Story | Siding | Basement | 450 | | |
| | | Total: | | 190,888 | 141,257 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,854 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,523 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,945 |
| Porches | | | | | |
| CPP | | | 136 | 2,585 | 1,913 |
| WCP (1 Story) | | | 48 | 2,949 | 2,182 |
| Deck | | | | | |
| Treated Wood | | | 160 | 3,501 | 2,591 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 720 | 28,404 | 21,019 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,945 |
| Door Opener | | | 2 | 1,070 | 792 |
| | | Totals: | | 236,664 | 175,131 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 172,154

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-032-00 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

Owner's Name/Address

HOUGHTON CO RD COMMISSION
ROYCE RD
HANCOCK MI 49930

Tax Description

P5-18-26 SEC 18 T54N R33W N 16 1/2' OF S 33' OF E 300' OF SE 1/4 OF SE 1/4. .11 A.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.11 Acres | | 0 | 100 | | 0 |
| | | | 0.11 Total Acres | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-218-303-93 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. |
|---|---|---|---|---|---|---|---|---|
| | | 10,000 | 06/01/1997 | WD | 03-ARM'S LENGTH | 139:896 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

21090 BROEMER RD

**Owner's Name/Address**

SKEWES KEVIN J & AMY
21090 BROEMER RD
CHASSELL MI 49916

**Tax Description**

SEC 18 T54N R33W
PRT OF SW 1/4 OF SW 1/4; COM ON S SEC LNS 89 DEG 31'50"E 241' FROM SW COR OF SD SEC;
TH N 00 DEG 04' E 224.50'; TH PAR WITH S SEC LN S 89 DEG 31'50" E 342'; TH PAR WITH W SEC LN S 00 DEG 04' W 224.50' TO S LN; TH N 89 DEG 31'50" W 342' TO POB. 1.76 A M/L
AND
SEC 18 T54N R33W PART OF SW 1/4 OF SW 1/4; BEG ON W SEC LN N00 DEG 04' E 224.50' FROM SW COR OF SEC; TH N 00 DEG 04' E 137.50'; TH S 89 DEG 31'50" E 583'; TH S 00 DEG 04' W 137.50'; TH N 89 DEG 31'50" W 583' TO POB. 1.84 A M/L
PARCELS 010-218-017-25 & 010-218-017-26 COMBINED INTO 010-218-303-93 FOR 2024

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 06/30/1998
MAP #:
2024 Est TCV 310,454 TCV/TFA: 184.79

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 09/27/2024 | 2023-031-351 | FOUNDATION |
| GARAGE | 07/24/2007 | 07-207 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 3.600 Acres | | 7,333 | 100 | | 26,400 |
| | | | 3.60 Total Acres | | Total Est. Land Value = | | | 26,400 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 320 | 95 | 2,660 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,660 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,200 | 142,027 | 155,227 | | | 76,102C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1999 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1680 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 23
Floor Area: 1,680
Total Base New : 270,122 E.C.F.
Total Depr Cost: 207,993 X 0.983
Estimated T.C.V: 204,457

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 576 | Treated Wood |
| 48 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C 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=77/100/100/100/77
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,680 | | |
| | | | Total: | 246,552 | 189,844 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,409 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,501 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,666 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,024 |
| Deck | | | | | |
| Treated Wood | | | 576 | 8,110 | 6,245 |
| Treated Wood | | | 48 | 1,693 | 1,304 |
| | | | Totals: | 270,122 | 207,993 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 204,457

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2007 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 12
Floor Area: 0
Total Base New : 54,461 E.C.F.
Total Depr Cost: 47,926 X 0.983
Estimated T.C.V: 47,111

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1536
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2007
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 942 |
| Base Cost | | | 1536 | 53,391 | 46,984 |
| | | | Totals: | 54,461 | 47,926 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 47,111

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2024 GARA( | 0 |

Condition: Average
Part. Construct.: 40%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 1
Floor Area: 0
Total Base New : 76,622 E.C.F.
Total Depr Cost: 75,855 X 0.983
Estimated T.C.V: 74,565

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 2400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family RANCH Cls C Blt 2024
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 1,059 |
| Base Cost | | | 2400 | 75,552 | 74,796 |
| | | | Totals: | 76,622 | 75,855 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 74,565
40% Completed => Est. True Cash Value 2024 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-001-00 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 | 03/01/2001 | WD | 03-ARM'S LENGTH | 153:909 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21995 BROEMER RD

Owner's Name/Address

OJALA NAOMI P ET AL
21941 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-19-1 SEC 19 T54N R33W THE EAST 375 FEET OF NE 1/4 OF NE 1/4 EXCEPT THE NORTH 200 FEET. 9.63 A M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/17/1994

MAP #:

2024 Est TCV 43,335

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| JR | 08/04/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 9.63 Acres | | 4500 | 100 | | 43,335 |
| | | | 9.63 Total Acres | | Total Est. Land Value = | | | 43,335 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,668 | 0 | 21,668 | | | 3,034C |
| 2023 | 15,408 | 0 | 15,408 | | | 2,890C |
| 2022 | 15,408 | 0 | 15,408 | | | 2,753C |
| 2021 | 13,001 | 0 | 13,001 | | | 2,666C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-001-50 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 |
|---|
| 21899 BROEMER RD |

| Owner's Name/Address |
|---|
| STIPECH FRANK J & SHARON G<br>STIPECH MICAH & NICHOLAS; LADY BIRD<br>21784 BROEMER RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P5-19-1H SEC 19 T54, R33W BEG 200' S & 375' W OF NE CORNER OF SEC 19; TH S 1118.62' TO S LINE OF N 1/2 OF NE 1/4; TH W ALONG S LINE 2266' TO W LINE OF N 1/2 OF NE 1/4; TH N ALONG W LINE 1120'; TH E 200'; TH N 200'; TH E ALONG N LINE A DISTANCE OF 1019.45'; TH S 200'; TH E 100'; TH N 200' TO N LINE TH E 269.45'; TH S 200'; TH E 100'; TH N 200' TO SEC LINE; TH E 465'; TH S 200'TH E 110' TO POB. 66.3 ACRES M/L<br>PARCELS 010-219-006-00, 010-219-007-00 & 010-219-008-00 COMBINED WITH THIS PARCEL FOR 2019 ROLL<br>AND<br>THE W 200' OF THE N 200' OF THE NW 1/4 OF NE 1/4. .92 A.<br>BEG AT A PT WHERE THE NE COR OF SEC 19 INTER THE C/L OF BROEMERS RD, TH W ALONG<br>***BALANCE OF DESCRIPTION ON FILE*** |

| Comments/Influences |
|---|
| |

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Class: AGRICULTURAL-IMPRO Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994 Qual. Ag.

MAP #:

2024 Est TCV 166,111 TCV/TFA: 156.71

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/04/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 68.140 Acres | | 1,348 | 100 | | 91,879 |
| | | | 68.14 Total Acres | | Total Est. Land Value = | | | 91,879 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 31.44 | 90 | 46 | 1,302 |
| Wood Frame | 40.35 | 32 | 46 | 594 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,896 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 45,940 | 37,116 | 83,056 | | | 39,234C |
| 2023 | 36,455 | 34,221 | 70,676 | | | 37,366C |
| 2022 | 34,070 | 34,432 | 68,502 | | | 35,587C |
| 2021 | 33,853 | 33,670 | 67,523 | | | 34,451C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Hardwood
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 550 S.F.
Crawl: 0 S.F.
Slab: 373 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 1,060
Total Base New : 166,645 E.C.F.
Total Depr Cost: 74,989 X 0.832
Estimated T.C.V: 62,391

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1900
Car Capacity: 2
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 700
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 923 SF Floor Area = 1060 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 | 323 | | |
| 1.25 Story | Siding | Basement | 550 | | |
| 1 Story | Siding | Slab | 50 | | |
| | | | Total: | 127,611 | 57,424 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,004 |
| Porches | | | | | |
| WGEP (1 Story) | | | 72 | 6,925 | 3,116 |
| WGEP (1 Story) | | | 48 | 5,340 | 2,403 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 700 | 22,316 | 10,042 |
| | | | Totals: | 166,645 | 74,989 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 62,391

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 1958 | | | | |
| Class/Construction | C | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 144 | | | | |
| Height | 12 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 40 x 32 = 1280 | | | | |
| Cost New | $ 42,688 | | | | |
| Phy./Func./Econ. %Good | 28/100/100 28.0 | | | | |
| Depreciated Cost | $ 11,953 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.832 | | | | |
| % Good | 28 | | | | |
| Est. True Cash Value | $ 9,945 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 9945 / All Cards: 9945 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 03/01/2001 | WD | 03-ARM'S LENGTH | 153:911 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address
21995 BROEMER RD

Owner's Name/Address
OJALA NAOMI P
21941 BROEMER RD
CHASSELL MI 49916

Tax Description
P5-19-1A SEC 19 T54N R33W THE E 100' OF THE N 200' OF THE NE 1/4 OF NE 1/4. .46 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 79,048 TCV/TFA: 105.68

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/02/2009 | DATA ENTER |
| JR | 08/04/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.46 Acres | | 13000 | 100 | | 5,980 |
| | | | 0.46 Total Acres | | | Total Est. Land Value = | | 5,980 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.73 | 240 | 22 | 1,253 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,253 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,990 | 36,534 | 39,524 | | | 24,175C |
| 2023 | 2,212 | 33,428 | 35,640 | | | 23,024C |
| 2022 | 2,212 | 29,296 | 31,508 | | | 21,928C |
| 2021 | 2,760 | 29,316 | 32,076 | | | 21,228C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1952 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 748 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 34
Floor Area: 748
Total Base New : 110,692 E.C.F.
Total Depr Cost: 73,057 X 0.983
Estimated T.C.V: 71,815

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | WGEP (1 Story) |
| 40 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls D Blt 1952
(11) Heating System: Forced Air w/ Ducts
Ground Area = 748 SF Floor Area = 748 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 | 748 | | |
| | | | Total: | 95,726 | 63,179 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 2,754 |
| Water Well, 50 Feet | | | 1 | 2,445 | 1,614 |
| Porches | | | | | |
| WGEP (1 Story) | | | 80 | 6,850 | 4,521 |
| Deck | | | | | |
| Treated Wood | | | 40 | 1,499 | 989 |
| | | | Totals: | 110,692 | 73,057 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 71,815

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 03/01/2001 | WD | 03-ARM'S LENGTH | 153:909 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21941 BROEMER RD

Owner's Name/Address

OJALA NAOMI P ET AL
21941 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-19-1B SEC 19 T54N R33W N 200' OF W 275' OF E 375' OF THE NE 1/4OF NE 1/4. CONT 1.27 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 285,450 TCV/TFA: 104.56

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| X | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/04/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.270 Acres | | 12,362 | 100 | | 15,700 |
| | | | 1.27 Total Acres | | Total Est. Land Value = | | | 15,700 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,850 | 134,875 | 142,725 | | | 69,715C |
| 2023 | 6,106 | 123,347 | 129,453 | | | 66,396C |
| 2022 | 6,106 | 108,053 | 114,159 | | | 63,235C |
| 2021 | 6,810 | 108,260 | 115,070 | | | 61,215C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1958 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1820 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**

| | | |
|---|---|---|
| 442 | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 34
Floor Area: 2,730
Total Base New : 415,778 E.C.F.
Total Depr Cost: 274,415 X 0.983
Estimated T.C.V: 269,750

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 128 | Treated Wood |
| 240 | Red Wood/Cedar |

**(17) Garage**

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 940
% Good: 66
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1958
(11) Heating System: Forced Hot Water
Ground Area = 1820 SF Floor Area = 2730 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Tri-Level | Brick | Basement | 884 | | |
| Tri-Level | Brick | Basement | 936 | | |
| | | | Total: | 340,275 | 224,583 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 442 | 8,363 | 5,520 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,653 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 6,001 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,008 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,142 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,735 |
| Deck | | | | | |
| Treated Wood | | | 128 | 3,023 | 1,995 |
| Red Wood/Cedar | | | 240 | 5,640 | 3,722 |
| Garages | | | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 940 | 24,619 | 16,249 |
| Door Opener | | | 1 | 421 | 278 |
| Basement Garage: 2 Car | | | 1 | 3,554 | 2,346 |
| Fireplaces | | | | | |
| Exterior 2 Story | | | 1 | 7,853 | 5,183 |
| | | | Totals: | 415,778 | 274,415 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 269,750

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| STIPECH HILDEGARD & DORIS | MCKILLIGAN (STIPECH) DORIS | 0 | 09/13/2013 | QC | 09-FAMILY | 2013/05247 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

21923 BROEMER RD

Owner's Name/Address

MCKILLIGAN DORIS & STIPECH PETER
FIALA MEGHAN; LB
21923 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-19-1C SEC 19 T54N R33W THE N 200' OF THE W 110' OF THE E 485' OF THE NE 1/4 OF NE 1/4. .51 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/02/2021

MAP #:

2024 Est TCV 166,147 TCV/TFA: 110.76

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/04/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.51 Acres | | 13000 | 100 | | 6,630 |
| | | | 0.51 Total Acres | | | Total Est. Land Value = | | 6,630 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 840 | 64 | 1,635 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,635 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,315 | 79,759 | 83,074 | | | 63,588C |
| 2023 | 2,452 | 73,106 | 75,558 | | | 60,560C |
| 2022 | 2,452 | 64,059 | 66,511 | | | 57,677C |
| 2021 | 3,060 | 64,135 | 67,195 | 67,195D | | 55,835C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1963 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**
- X Wood/Shingle
- X Aluminum/Vinyl
- Brick
- 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
- Patio Doors
- X Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

X Asphalt Shingle

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Tile
Other:

**(6) Ceilings**

X Drywall

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| 720 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| 1 | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

- Forced Air w/o Ducts
- Forced Air w/ Ducts
- X Forced Hot Water
- Electric Baseboard
- Elec. Ceil. Radiant
- Radiant (in-floor)
- Electric Wall Heat
- Space Heater
- Wall/Floor Furnace
- Forced Heat & Cool
- Heat Pump
- No Heating/Cooling

X Central Air
Wood Furnace

**(12) Electric**

150 Amps Service

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 41
Floor Area: 1,500
Total Base New : 272,224 E.C.F.
Total Depr Cost: 160,612 X 0.983
Estimated T.C.V: 157,882

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | Treated Wood |
| 36 | Treated Wood |

**(17) Garage**

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: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1963
(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = 1500 SF Floor Area = 1500 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 | 780 | | |
| 1 Story | Siding | Blt-in Gar. | 720 | | |
| | | | Total: | 199,953 | 117,972 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 720 | 25,265 | 14,906 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,080 |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 247 | 146 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,551 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,942 | 2,326 |
| Treated Wood | | | 36 | 1,477 | 871 |
| Garages | | | | | |
| Class: C Exterior: Block Foundation: 18 Inch (Finished) | | | | | |
| Base Cost | | | 720 | 32,076 | 18,925 |
| Common Wall: 2 Wall | | | 1 | -5,715 | -3,372 |
| Door Opener | | | 1 | 535 | 316 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,082 |
| | | | Totals: | 272,224 | 160,612 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 157,882

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-009-00 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. |
|---|---|---|---|---|---|---|---|---|
| BEATTIE KATHLEEN TREASURER | DANIELSON ADAM | 28,000 | 09/13/2010 | PTA | 33-TO BE DETERMINED | | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address
21505 BROEMER RD

Owner's Name/Address
DANIELSON ADAM M
21505 BROEMER RD
CHASSELL MI 49916

Tax Description
P5-19-2 SEC 19 T54N R33W SW 1/4 OF NE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 599,336 TCV/TFA: 267.92

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 05/18/2016 | 2016-010-007 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements
- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 40.00 Acres | | 2100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Retaining Wall: Block, 8 in. | 23.25 | 156 | 97 | 3,518 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,518 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 257,668 | 299,668 | | | 219,319C |
| 2023 | 38,000 | 222,932 | 260,932 | | | 196,690C |
| 2022 | 38,000 | 195,341 | 233,341 | | | 187,324C |
| 2021 | 38,800 | 195,611 | 234,411 | | | 181,340C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2016 | 0 |

Condition: Excellent

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 2237 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 800 | Living | SF |
| 4 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: BC
Effec. Age: 3
Floor Area: 2,237
Total Base New : 536,773 E.C.F.
Total Depr Cost: 520,669 X 0.983
Estimated T.C.V: 511,818

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1140
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls BC Blt 2016
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2237 SF Floor Area = 2237 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1+ Story | Siding | Basement | 1,217 | | |
| 1 Story | Siding | Basement | 213 | | |
| 1+ Story | Siding | Basement | 807 | | |
| | | | Total: | 395,755 | 383,881 |

| | | | |
|---|---|---|---|
| Other Additions/Adjustments | | | |
| Basement Living Area | 800 | 41,952 | 40,693 |
| Basement, Outside Entrance, Below Grade | 4 | 14,067 | 13,645 |
| Plumbing | | | |
| 3 Fixture Bath | 1 | 6,686 | 6,485 |
| 2 Fixture Bath | 1 | 4,480 | 4,346 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,516 | 5,351 |
| Water Well, 200 Feet | 1 | 11,467 | 11,123 |
| Garages | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Door Opener | 2 | 1,337 | 1,297 |
| Base Cost | 1140 | 51,209 | 49,673 |
| Fireplaces | | | |
| Direct-Vented Gas | 1 | 4,304 | 4,175 |
| | Totals: | 536,773 | 520,669 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 511,818

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| MORRIS JACK SR & MARY LOU | MORRIS JACK E JR & BROOKE | 0 | 09/08/2015 | QC | 09-FAMILY | 2015/05643 | DEED | 0.0 |
| MORRIS JACK E SR & MARY LO | MORRIS JACK E SR & MARY LO | 0 | 09/03/2009 | WD | 03-ARM'S LENGTH | 2009/05455 | DEED | 0.0 |
| NORDSTROM SHARON & SIMONS | MORRIS JACK E SR & MARY LO | 20,000 | 02/01/2005 | WD | 03-ARM'S LENGTH | 167:562 | DEED | 0.0 |
| | | | | | | | | |

Property Address

OLD ORCHARD LN

Owner's Name/Address

MORRIS JACK E JR & BROOKE & KIRSTIN
1133 CURZON COURT, UNIT 104
HOWELL MI 48843

Tax Description

P5-19-3 SEC 19 T54N R33W SE 1/4 OF NE 1/4. 40 A. 146/672 167/562

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/14/2015

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | 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 |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 40.00 Acres | | 2100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | | Total Est. Land Value = | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 25,416C |
| 2023 | 38,000 | 0 | 38,000 | | | 24,206C |
| 2022 | 38,000 | 0 | 38,000 | | | 23,054C |
| 2021 | 38,800 | 0 | 38,800 | | | 22,318C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-011-00 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 | 12/01/1999 | WD | 03-ARM'S LENGTH | 149:554 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21014 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 05/21/2002 | 02-906 | FOUNDATION |
| | P.R.E. 100% 06/17/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SALO DAVID C & JENNIFER A<br>21014 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 90,853 TCV/TFA: 0.00 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 24 ACRES | | | 23.16 Acres | | 3120 | 100 | | 72,259 |
| | | | 23.16 Total Acres | | Total Est. Land Value = | | | 72,259 |

Public Improvements

- 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

Tax Description

P5-19-4 SEC 19 T54N R33W NE 1/4 OF FRL NW 1/4, EXC THE W 525' CONTAINS 23.16 A. M/L

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,130 | 9,297 | 45,427 | | | 23,711C |
| 2023 | 24,550 | 8,527 | 33,077 | | | 22,582C |
| 2022 | 24,550 | 7,470 | 32,020 | | | 21,507C |
| 2021 | 23,160 | 7,484 | 30,644 | | | 20,820C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 5
Floor Area: 0
Total Base New : 33,780 E.C.F.
Total Depr Cost: 18,916 X 0.983
Estimated T.C.V: 18,594

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2002
Car Capacity: 2
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1008
% Good: 56
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 1008 | 32,831 | 18,385 | *5 |
| Door Opener | | | 2 | 949 | 531 | |
| | | | Totals: | 33,780 | 18,916 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 18,594

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-011-50 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 |
|---|---|---|---|---|---|---|
| BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SALO JOHN P & VICTORIA L<br>1408 GORE RD<br>ALFRED ME 04002 | 2024 Est TCV 48,749 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Tax Description

P5-19-4B SEC 19 T54N R33W W 525' OF NE 1/4 OF NW 1/4 EXC COM 218.30' E OF NW COR OF NE 1/4 OF NW 1/4; POB; TH E 125'; TH S 4 DEG 00' W 325'; TH W 125'; TH N 4 DEG 00' E 325' TO POB.ALSO EXC TH W 214.62' OF THE N 756' THEREOF. 11.89 A M/L

Comments/Influences

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 12 ACRE | | | 11.89 Acres | | 4100 | 100 | | 48,749 |
| | | | 11.89 Total Acres | | Total Est. Land Value = | | | 48,749 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,375 | 0 | 24,375 | | | 7,573C |
| 2023 | 18,430 | 0 | 18,430 | | | 7,213C |
| 2022 | 18,430 | 0 | 18,430 | | | 6,870C |
| 2021 | 14,863 | 0 | 14,863 | | | 6,651C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-011-55 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. |
|---|---|---|---|---|---|---|---|---|
| GOCKENBACH MARK S & JOAN B | SMITH COLE & MIRANDA | 235,000 | 07/22/2020 | WD | 03-ARM'S LENGTH | 2020/03754 | DEED | 100.0 |
| ANDERSON DAVID P & SUSAN M | GOCKENBACH MARK S & JOAN E | 185,000 | 04/09/2007 | WD | 03-ARM'S LENGTH | 2007/02312 | DEED | 100.0 |
| | | 175,000 | 12/01/1998 | WD | 03-ARM'S LENGTH | M116:707 | DEED | 0.0 |
| | | | | | | | | |

Property Address

21261 BROEMER RD

Owner's Name/Address

SMITH COLE & MIRANDA
21261 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-19-4B1 SEC 19 T54N R33W COM @ NW COR OF SEC 19; TH S 89 DEG 31' 50" E 1322.65' TO POB; TH S 89 DEG 31' 50" E 218.30'; TH S 0 DEG 21'04" E 756';TH N 89 DEG 31'50" W 218.30'; TH N 0 DEG21'04" W 756' TO POB; EXC: COM @ NW CORS 89 DEG 31'50" E 1537.27' TO POB; TH S 89 DEG 31'50" E 125.29'; TH S 04 DEG 31'08" W 324.04'; TH N 89 DEG 31' 28" W 125.31'; TH N 04 DEG 31'18" E 324.03' TOPOB. 3.7 A M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 303,633 TCV/TFA: 164.66

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/04/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 3.700 Acres | | 7,243 | 100 | | 26,800 |
| | | | 3.70 Total Acres | | Total Est. Land Value = | | | 26,800 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,400 | 138,417 | 151,817 | | | 134,493C |
| 2023 | 11,550 | 126,064 | 137,614 | | 137,614A | 128,089C |
| 2022 | 11,550 | 110,440 | 121,990 | | | 121,990S |
| 2021 | 10,850 | 110,642 | 121,492 | | | 121,492S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1996 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 1008 S.F.
Crawl: 0 S.F.
Slab: 80 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 9
Floor Area: 1,844
Total Base New : 309,471 E.C.F.
Total Depr Cost: 281,621 X 0.983
Estimated T.C.V: 276,833

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 216 | WCP (1 Story) |
| 96 | WGEP (1 Story) |
| 192 | Treated Wood |

**(17) Garage**

Year Built: 1996
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: 0
Storage Area: 720
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1996
(11) Heating System: Forced Hot Water
Ground Area = 1088 SF Floor Area = 1844 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 1,008 | | |
| 1 Story | Siding | Slab | 80 | | |
| | | | Total: | 226,432 | 206,055 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 8,275 |
| 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 | | | | | |
| WCP (1 Story) | | | 216 | 8,236 | 7,495 |
| WGEP (1 Story) | | | 96 | 9,221 | 8,391 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,942 | 3,587 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 720 | 28,404 | 25,848 |
| Storage Over Garage | | | 720 | 9,684 | 8,812 |
| Door Opener | | | 2 | 1,070 | 974 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,957 | 2,691 |
| | | | Totals: | 309,471 | 281,621 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 276,833

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-012-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 21315 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ARCHAMBEAU CURTIS & KATHLEEN<br>21315 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 116,956 TCV/TFA: 81.22 | | | | | |

X Improved | | Vacant

Taxpayer's Name/Address

ARCHAMBEAU CURTIS & KATHLEEN
21315 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-19-4A SEC 19 T54N R33W PART OF NE 1/4 OF NW 1/4 SEC 19 D/F, FROM THE NW COR OF NE 1/4 OF NW 1/4 GO E ALONG N LINE OF SEC 19, 218.30' TO POB, TH E ALONG N LINE OF SEC 19, 125', TH S 4 DEG 00' W 325', TH W 125', TH N 4 DEG 00' E 325' TO POB LESS THE N 16 1/2 FEET THEREOF. .93 A M/L.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/04/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.93 Acres | | 13000 | 100 | | 12,090 |
| | | | 0.93 Total Acres | | | Total Est. Land Value = | | 12,090 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 26.42 | 144 | 64 | 2,435 |
| Wood Frame/Conc. | 32.21 | 160 | 74 | 3,814 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,249 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,045 | 52,433 | 58,478 | | | 25,780C |
| 2023 | 4,471 | 48,373 | 52,844 | 0M | | 0 |
| 2022 | 4,471 | 43,295 | 47,766 | 0D | | 0 |
| 2021 | 5,580 | 43,273 | 48,853 | | | 22,637C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 672 S.F.
Crawl: 432 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 54
Floor Area: 1,440
Total Base New : 218,091 E.C.F.
Total Depr Cost: 100,322 X 0.983
Estimated T.C.V: 98,617

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | WGEP (1 Story) |
| 72 | WCP (1 Story) |
| 224 | Treated Wood |

**(17) Garage**

Year Built: 1980
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: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1440 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 | 672 | | |
| 1 Story | Siding | Crawl Space | 432 | | |
| | | | Total: | 161,177 | 74,142 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 2 Fixture Bath | 1 | 2,541 | 1,169 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 2,048 |
| Water Well, 50 Feet | 1 | 2,530 | 1,164 |
| Porches | | | |
| WGEP (1 Story) | 168 | 12,057 | 5,546 |
| WCP (1 Story) | 72 | 3,515 | 1,617 |
| Deck | | | |
| Treated Wood | 224 | 4,272 | 1,965 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 672 | 24,373 | 11,212 |
| Door Opener | 2 | 1,070 | 492 |
| Fireplaces | | | |
| Wood Stove | 1 | 2,103 | 967 |
| | Totals: | 218,091 | 100,322 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 98,617

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| BEAVERS JULIAN | BECK GARY & JULIE | 10,000 | 03/21/2014 | WD | 03-ARM'S LENGTH | 2014/0118 | DEED | 100.0 |
| BECK JEANNE & BEAVERS JULI | BEAVERS JULIAN | 0 | 01/08/2013 | OTH | 21-NOT USED/OTHER | 2013/00173 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44924 PARADISE RD

**Owner's Name/Address**

BECK GARY LEE & JULIE M
44924 PARADISE RD
CHASSELL MI 49916

**Tax Description**

P5-19-5 SEC 19 T54N R33W A PARC IN W 1/2 OF NW 1/4 & PRT OF SE 1/4 OF NW 1/4. COM AT NW COR SEC 19 TH S 00 DEG 11'00"E 1801.62' ALG SEC LN TO POB; TH N 89 DEG 49'00"E 1362.78'; TH S 00 DEG 21'02" E 850.01'; TH N 89 DEG 32'57" W 1365.34' TO W 1/4 COR OF SEC 19;TH N 00 DEG 11'00" W 834.89'ALG S LN TO POB. 25.73 AC M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 151,220 TCV/TFA: 108.17

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/05/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 26 ACRES | | | 25.73 Acres | | 2800 | 100 | | 72,044 |
| | | | 25.73 Total Acres | | | Total Est. Land Value = | | 72,044 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 19.65 | 1196 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,022 | 39,588 | 75,610 | | | 48,207C |
| 2023 | 25,730 | 35,664 | 61,394 | | | 45,912C |
| 2022 | 25,730 | 31,244 | 56,974 | | | 43,726C |
| 2021 | 25,730 | 31,296 | 57,026 | | | 42,330C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Very Poor

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Hardwood
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 900 S.F.
Crawl: 0 S.F.
Slab: 48 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 1,398
Total Base New : 178,993 E.C.F.
Total Depr Cost: 80,545 X 0.983
Estimated T.C.V: 79,176

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 112 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1920
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: 230
% Good: 0
Storage Area: 0
No Conc. Floor: 230

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 948 SF Floor Area = 1398 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 | Mich Bsmnt. | 900 | | |
| 1 Story | Siding | Slab | 48 | | |
| | | | Total: | 148,123 | 69,870 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,620 | 729 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,004 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,138 |
| Porches | | | | | |
| WGEP (1 Story) | | | 112 | 9,354 | 4,209 |
| WGEP (1 Story) | | | 48 | 5,340 | 2,403 |
| Garages | | | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 230 | 8,827 | 3,972 |
| No Concrete Floor | | | 230 | -1,254 | -564 |
| | | | Totals: | 178,993 | 80,545 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 79,176

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-013-20 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. |
|---|---|---|---|---|---|---|---|---|
| HOLOMBO DONALD A & JUDITH | HOLOMBO DAVID | 1 | 05/26/2015 | QC | 09-FAMILY | 2015/02649 | OTHER | 0.0 |
| | | 6,000 | 06/01/2004 | WD | 03-ARM'S LENGTH | 165:174 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

21017 BROEMER RD

**Owner's Name/Address**

HOLOMBO DAVID
21017 BROEMER RD
CHASSELL MI 49916

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/12/2020

MAP #:

2024 Est TCV 252,855 TCV/TFA: 173.66

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/30/2015 | 15-0116 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

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

**Tax Description**

P5-19-5B SEC 19 T54N R33W
PAR IN THE NW 1/4 OF NW 1/4 D/F: COM AT NW COR OF SEC 19, TH S 89 DEG 31' 50" E 313.07' TO POB,
TH S 89 DEG 31' 50" E 104.35', TH S 00 DEG 11' 00" E 208.71', TH N 89 DEG 31' 50" W 104.35', TH N 00 DEG 11' 00" W 208.71' M/L TO POB.
.50 A 165/174
AND
A PARCEL OF LAND W/IN THE NW 1/4 OF THE NW 1/4 S 19 T54N R33W; COM AT THE NW CRN, TH S 89*31'50"E 417.42' THE POB; TH S 89*31'50"E 15'; TH S 00*11'00"E 208.71'; TH N 89*31'50"W 15'; TH N 00*11'00"W 208.71'MOL TO THE POB; SUBJECT OT THE RIGHT OF THE PUBLIC OVERAND ACROSS THAT PORTION OF BROEMER ROAD ROW LYING W/IN THE DESCRIBED PARCEL

**Comments/Influences**

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 0.500 Acres | | 13,000 | 100 | | 6,500 |
| | | | 0.50 Total Acres | | | Total Est. Land Value = | | 6,500 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 105 | 93 | 781 |
| D/W/P: 5in Ren. Conc. | 8.75 | 145 | 93 | 1,180 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,961 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,250 | 123,178 | 126,428 | | | 96,376C |
| 2023 | 2,404 | 112,179 | 114,583 | | | 91,787C |
| 2022 | 2,404 | 98,295 | 100,699 | | | 87,417C |
| 2021 | 3,000 | 98,420 | 101,420 | | | 84,625C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2015 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1456 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 5
Floor Area: 1,456
Total Base New : 261,709 E.C.F.
Total Depr Cost: 248,621 X 0.983
Estimated T.C.V: 244,394

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | Treated Wood |
| 168 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2015
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 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 | 1,456 | | |
| | | | Total: | 214,232 | 203,520 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,523 |
| Water Well, 150 Feet | | | 1 | 8,411 | 7,990 |
| Deck | | | | | |
| Treated Wood | | | 30 | 1,317 | 1,251 |
| Treated Wood | | | 168 | 3,614 | 3,433 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 624 | 30,932 | 29,385 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,497 |
| Door Opener | | | 2 | 1,070 | 1,016 |
| | | | Totals: | 261,709 | 248,621 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 244,394

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-013-30 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 |
|---|
| 21209 BROEMER RD |

| Owner's Name/Address |
|---|
| LAITINEN TODD P & KRISTY A<br>21209 BROEMER RD<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P5-19-5C SEC 19 T54N R33W PAR OF NW 1/4 OF NW 1/4 D/F: COM AT NW COR OF SD SEC 19 TH S 89 DEG 30' 16" E 993.60' TO POB, TH CONT S 89 DEG 30' 16"E 313.05' TO A PT 16' W OF NE COR OF NW 1/4 OF NW 1/4, TH S 00 DEG 19' 30" E 208.71', TH N 89 DEG 30' 16" W 313.05', TH N 00 DEG 19' 30" W 208.71' TO POB. CONT 1.5 ACRES M/L |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/24/1997

MAP #:

2024 Est TCV 196,077 TCV/TFA: 125.69

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/05/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.500 | Acres | 12,000 | 100 | | 18,000 |
| | | | 1.50 | Total Acres | | Total Est. Land Value = | | 18,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,000 | 89,039 | 98,039 | | | 61,442C |
| 2023 | 7,212 | 81,144 | 88,356 | | | 58,517C |
| 2022 | 7,212 | 71,085 | 78,297 | | | 55,731C |
| 2021 | 7,500 | 71,218 | 78,718 | | | 53,951C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1560 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 14
Floor Area: 1,560
Total Base New : 210,648 E.C.F.
Total Depr Cost: 181,157 X 0.983
Estimated T.C.V: 178,077

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 180 | Treated Wood |
| 238 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,560 | | |
| | | | Total: | 191,749 | 164,903 |
| 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 |
| Deck | | | | | |
| Treated Wood | | | 180 | 3,695 | 3,178 |
| Treated Wood | | | 238 | 4,443 | 3,821 |
| | | | Totals: | 210,648 | 181,157 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 178,077

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-013-40 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. |
|---|---|---|---|---|---|---|---|---|
| MONETTE SCOTT R & LYNETTE | HOHNHOLT CHRISTOPHER A & C | 225,000 | 09/20/2019 | WD | 03-ARM'S LENGTH | 2019/04873 | PROPERTY TRANSFER | 100.0 |
| JONES J MICHAEL & DENISE E | MONETTE SCOTT R & LYNETTE | 135,000 | 06/01/2005 | WD | 03-ARM'S LENGTH | 167:1766 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

21123 BROEMER RD

**Owner's Name/Address**

HOHNHOLT CHRISTOPHER A & COURTNEY A
21123 BROEMER RD
CHASSELL MI 49916

**Tax Description**

P5-19-5D SEC 19 T54N R33W
PARC IN NW 1/4 OF NW 1/4; COM @ NW COR AT RR SPIKE; TH S 89 DEG 31'50" E ALG N LN OF SEC 19 417.42' TO POB; TH S 89 DEG31' 50" E 576.19'; TH S 00 DEG 21' E 208.71' TO PIN; TH N 89 DEG 31'50" W 576.80' TO PIN; TH N 00 DEG 11' W 208.71 M/L TO POB. 2.76 A M/L
EXCLUDING
A PARCEL OF LAND W/IN THE NW 1/4 OF THE NW 1/4 S 19 T54N R33W; COM AT THE NW CRN, TH S 89*31'50"E 417.42' THE POB; TH S 89*31'50"E 15'; TH S 00*11'00"E 208.71'; TH N 89*31'50"W 15'; TH N 00*11'00"W 208.71'MOL TO THE POB; SUBJECT OT THE RIGHT OF THE PUBLIC OVERAND ACROSS THAT PORTION OF BROEMER ROAD ROW LYING W/IN THE DESCRIBED PARCEL

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/01/2020
MAP #:
2024 Est TCV 320,010 TCV/TFA: 152.39

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/15/2005 | 05-248 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

- 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 |
|---|---|---|
| JR | 08/05/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.760 Acres | | 8,435 | 100 | | 23,280 |
| | | | 2.76 Total Acres | | Total Est. Land Value = | | | 23,280 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,640 | 148,365 | 160,005 | | | 130,401C |
| 2023 | 5,940 | 135,173 | 141,113 | | | 124,192C |
| 2022 | 5,940 | 118,424 | 124,364 | | | 118,279C |
| 2021 | 10,260 | 118,642 | 128,902 | | | 114,501C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2000 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

**(7) Excavation**

Basement: 1050 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**

| | | |
|---|---|---|
| 1000 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| 2 | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 12
Floor Area: 2,100
Total Base New : 343,021 E.C.F.
Total Depr Cost: 301,862 X 0.983
Estimated T.C.V: 296,730

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 390 | Treated Wood |
| 175 | Wood Balcony |
| 175 | Wood Balcony |

**(17) Garage**

Year Built: 2008
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: 952
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 2100 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 | 1,050 | | |
| | | | Total: | 243,634 | 214,398 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 1000 | 18,920 | 16,650 |
| Basement, Outside Entrance, Above Grade | | | 2 | 3,661 | 3,222 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 8,002 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,190 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,314 |
| Deck | | | | | |
| Treated Wood | | | 390 | 6,279 | 5,526 |
| Balcony | | | | | |
| Wood Balcony | | | 175 | 6,979 | 6,142 |
| Wood Balcony | | | 175 | 6,979 | 6,142 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 952 | 34,862 | 30,679 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,597 |
| | | | Totals: | 343,021 | 301,862 |

Notes: MODERN 3 STORY/NO BSMT
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 296,730

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-013-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44684 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | ADDITION | 07/15/2013 | 13-121 | COMPLETE |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BECK GARY LEE & JULIE M<br>44924 PARADISE RD<br>CHASSELL MI 49916 | 2024 Est TCV 108,054 TCV/TFA: 68.56 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 25 ACRES | | | 24.65 Acres | | 3000 | 100 | | 73,950 |
| | | | 24.65 Total Acres | | | Total Est. Land Value = | | 73,950 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 19.65 | 600 | 41 | 4,834 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,834 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-19-5A SEC 19 T54N R33W PRT W 1/2 OF NW 1/4 & PRT OF SE 1/4 OF NW 1/4; COM @ NW SEC COR; S 00 DEG 11' E 983.67' ALG SEC LN TO POB; TH N 89 DEG 49' E 1293.39' TO REBAR;TH S 00 DEG 21' 02" E 397.13' TO REBAR; TH S 89 DEG 32' 23" E 67.01' TO REBAR; TH S 00 DEG 420.07 TO REBAR; TH S 89 DEG 49' W 1362.78' TO W SEC LN; TH N 00 DEG 11' W 857.97' M/L TO POB. 24.65

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 08/05/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,975 | 17,052 | 54,027 | | | 36,155C |
| 2023 | 24,650 | 15,548 | 40,198 | | | 34,434C |
| 2022 | 24,650 | 13,677 | 38,327 | | | 32,795C |
| 2021 | 24,650 | 13,556 | 38,206 | | | 31,748C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1950 | 0 |

Condition: Fair

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 680 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New : 119,316 E.C.F.
Total Depr Cost: 29,776 X 0.983
Estimated T.C.V: 29,270

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 116 | WGEP (1 Story) |
| 42 | Treated Wood |

**(17) Garage**

Year Built: 1980
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 550
% Good: 59
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Fair Blt 1950
(11) Heating System: Wall Furnace
Ground Area = 1576 SF Floor Area = 1576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/75/70/100/24.15
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 896 | | | |
| Addition | Siding | Crawl | 464 | | | |
| Addition | Siding | Crawl | 216 | | | |
| | | | Total: | 89,164 | 21,534 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 1,075 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 611 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 116 | 7,528 | 1,818 | |
| Deck | | | | | | |
| Treated Wood | | | 42 | 1,566 | 378 | |
| Garages | | | | | | |
| Class: CD Exterior: Pole (Unfinished) | | | | | | |
| Base Cost | | | 550 | 14,075 | 4,360 | *5 |
| | | | Totals: | 119,316 | 29,776 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 29,270

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-013-60 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 |
|---|---|---|---|---|---|---|
| PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | STORAGE | 04/18/2016 | 2016-031-027 | COMPLETE |
| | P.R.E. 0% | | GARAGE | / / | 2016-010-014 | FOUNDATION |
| Owner's Name/Address | MAP #: | | | | | |
| BECK JOHN R<br>212 WEST HIGHWAY US 2<br>NORWAY MI 49870 | 2024 Est TCV 29,773 TCV/TFA: 0.00 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 24.270 Acres | | 328 | 100 | | 7,953 |
| | | | 24.27 Total Acres | | Total Est. Land Value = | | | 7,953 |

Tax Description

P5-19-5E SEC 19 T54N R33W A PARC IN W 1/2 OF NW 1/4 OF SEC 19
COM @ NW COR OF SEC 19;
TH S 89 DEG 31' 50" E 313.07' ALG SEC LN;
TH S 00 DEG 11'E 208.71;
TH S 89 DEG 31'52" E 978.19';
TH S 00 DEG 21'02" E PARA TO E LN OF W 1/2 OF NW 1/4 760.25';
TH S 89 DEG 49' W 1293.39' TO W SEC LINE;
TH N 00 DEG 11' W 983.67' TO POB
24.27 AC M/L (EXC ROAD ROWS OF .95 AC)

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,977 | 10,910 | 14,887 | | | 14,887S |
| 2023 | 15,922 | 9,950 | 25,872 | | | 19,752C |
| 2022 | 15,922 | 8,685 | 24,607 | | | 18,812C |
| 2021 | 16,708 | 8,287 | 24,995 | | | 18,212C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 NEW GAR | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 3
Floor Area: 0
Total Base New : 16,531 E.C.F.
Total Depr Cost: 16,035 X 0.983
Estimated T.C.V: 15,762

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
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 | | | 320 | 16,531 | 16,035 |
| | | | Totals: | 16,531 | 16,035 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 15,762

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Farm Utility Buildings | | | | |
| Year Built | | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 104 | | | | |
| Height | 12 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 20 x 32 = 640 | | | | |
| Cost New | $ 6,848 | | | | |
| Phy./Func./Econ. %Good | 90/100/100 90.0 | | | | |
| Depreciated Cost | $ 6,163 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 90 | | | | |
| Est. True Cash Value | $ 6,058 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 6058 / All Cards: 6058 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-IMP | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45084 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SALO ALAN M & MARY JANE D<br>206 RAILWAY ST<br>BRYANT SD 57221 | 2024 Est TCV 48,560 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

Tax Description

P5-19-6 SEC 19 T54N R33W SE 1/4 OF FRL NW 1/4 EXC S 1270.08' OF THE W 33' THEREOF. ALSO PARC INCL'S E 32' OF NW 1/4 OF NW 1/4 EXC A 16' STRPALG E BDRY LN ALSO EXC N 208.71' THEREOF. ALSO PARC INCL'S E 32' OF N 48'EXC A PC 16' SQ IN NE COR OF SW 1/4 OF NW 1/4. 40 AC M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 08/05/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,280 | 0 | 24,280 | | | 8,513C |
| 2023 | 23,800 | 0 | 23,800 | | | 8,108C |
| 2022 | 23,500 | 0 | 23,500 | | | 7,722C |
| 2021 | 24,000 | 0 | 24,000 | | | 7,476C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-015-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44416 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CRANE DANIEL D & MARY J<br>44416 PARADISE RD<br>CHASSELL MI 49916 | 2024 Est TCV 413,815 TCV/TFA: 133.88 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 50.180 Acres | | 1,899 | 100 | | 95,306 |
| | | | 50.18 Total Acres | | Total Est. Land Value = | | | 95,306 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.57 | 165 | 46 | 1,941 |
| Wood Frame | 33.31 | 70 | 46 | 1,073 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,014 |

Tax Description

P5-19-7A SEC 19 T54N R33W
THE N 500' OF N 1/2 OF N 1/2 OF SW 1/4,
&
THE N 500' OF THE N 1/2 OF N 1/2 OF NW 1/4 OF SE 1/4.
010-219-015-00 AND 010-219-022-00
COMBINED INTO THIS PARCEL FOR 2020 ROLL

Comments/Influences

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/05/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 47,653 | 159,255 | 206,908 | | | 104,925C |
| 2023 | 47,644 | 145,570 | 193,214 | | | 99,929C |
| 2022 | 47,644 | 127,553 | 175,197 | | | 95,171C |
| 2021 | 48,675 | 127,614 | 176,289 | | | 92,131C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1993 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other: Linoleum

**(6) Ceilings**

**(7) Excavation**

Basement: 1142 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 22
Floor Area: 2,459
Total Base New : 323,646 E.C.F.
Total Depr Cost: 252,444 X 0.983
Estimated T.C.V: 248,152

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 35 | WGEP (1 Story) |
| 70 | Treated Wood |

**(17) Garage**

Year Built: 1998
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: 550
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1993
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1692 SF Floor Area = 2459 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 1,023 | | |
| 1 Story | Siding | Basement | 119 | | |
| 1 Story | Siding | Blt-in Gar. | 550 | | |
| | | | Total: | 274,512 | 214,119 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,547 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,714 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,051 |
| Porches | | | | | |
| WGEP (1 Story) | | | 35 | 5,030 | 3,923 |
| Deck | | | | | |
| Treated Wood | | | 70 | 2,069 | 1,614 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 550 | 28,309 | 22,081 |
| Common Wall: 2 Wall | | | 1 | -5,257 | -4,100 |
| Door Opener | | | 1 | 535 | 417 |
| Basement Garage: 2 Car | | | 1 | 3,554 | 2,772 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,957 | 2,306 |
| | | | Totals: | 323,646 | 252,444 |

Notes: MODERN
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 248,152

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1968 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| X | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 632 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 47
Floor Area: 632
Total Base New : 126,878 E.C.F.
Total Depr Cost: 67,246 X 0.983
Estimated T.C.V: 66,103

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1980
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls CD Blt 1968
(11) Heating System: Forced Air w/ Ducts
Ground Area = 632 SF Floor Area = 632 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 | Crawl Space | 632 | | |
| | | | Total: | 77,263 | 40,949 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,360 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,341 |
| Porches | | | | | |
| WGEP (1 Story) | | | 48 | 5,340 | 2,830 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 720 | 25,603 | 13,570 |
| Door Opener | | | 1 | 535 | 284 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 1 | 535 | 284 |
| Base Cost | | | 216 | 10,619 | 5,628 |
| | | | Totals: | 126,878 | 67,246 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 66,103

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Greenhouses Straight-Wall | | | | |
| Year Built | 1980 | | | | |
| Class/Construction | D,Frame | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 56 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 12 x 16 = 192 | | | | |
| Cost New | $ 2,035 | | | | |
| Phy./Func./Econ. %Good | 62/100/100 62.0 | | | | |
| Depreciated Cost | $ 1,262 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items ->  | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 62 | | | | |
| Est. True Cash Value | $ 1,240 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 1240 / All Cards: 1240 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-016-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44312 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HAARALA EDWARD & WIFE<br>IWANSKI JUDY<br>4507 E LINKS PKWY<br>CENTENNIAL CO 80122 | 2024 Est TCV 187,898 TCV/TFA: 202.91 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Tax Description

P5-19-8 SEC 19 T54N R33W S 1/2 OF NW 1/4 OF SW 1/4. 20 ACRES

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/05/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 59,949 | 93,949 | | | 30,876C |
| 2023 | 22,000 | 54,723 | 76,723 | | | 29,406C |
| 2022 | 22,000 | 47,900 | 69,900 | | | 28,006C |
| 2021 | 22,000 | 41,080 | 63,080 | | | 27,112C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1922 | 1994 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Block |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Hardwood
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 676 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 31
Floor Area: 926
Total Base New : 166,031 E.C.F.
Total Depr Cost: 114,562 X 0.983
Estimated T.C.V: 112,614

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 153 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 1144
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1922
(11) Heating System: Forced Air w/ Ducts
Ground Area = 676 SF Floor Area = 926 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 500 | | |
| 1 Story | Siding | Basement | 36 | | |
| 1 Story | Siding | Basement | 140 | | |
| | | Total: | | 111,741 | 77,101 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,459 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,073 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,746 |
| Deck | | | | | |
| Treated Wood | | | 153 | 3,323 | 2,293 |
| Garages | | | | | |
| Class: C Exterior: Block Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 1144 | 41,870 | 28,890 |
| | | Totals: | | 166,031 | 114,562 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 112,614

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 1900 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 180 | | | | |
| Height | 12 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 40 x 44 = 1760 | | | | |
| Cost New | $ 37,048 | | | | |
| Phy./Func./Econ. %Good | 20/100/100 20.0 | | | | |
| Depreciated Cost | $ 7,410 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 20 | | | | |
| Est. True Cash Value | $ 7,284 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 7284 / All Cards: 7284 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-016-25 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 |
|---|---|---|---|---|---|---|
| PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 03/24/1997 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DANIELSON MICHELLE L<br>44002 PARADISE RD<br>CHASSELL MI 49916 | 2024 Est TCV 68,000 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 0 | 34,000 | | | 3,469C |
| 2023 | 22,000 | 0 | 22,000 | | | 3,304C |
| 2022 | 22,000 | 0 | 22,000 | | | 3,147C |
| 2021 | 22,000 | 0 | 22,000 | | | 3,047C |

Taxpayer's Name/Address

DANIELSON MICHELLE L
44002 PARADISE RD
CHASSELL MI 49916

Tax Description

P5-19-8A SEC 19 T54N R33W S 1/2 OF NE 1/4 OF SW 1/4 20 ACRES M/L

Comments/Influences

Who When What

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-017-00 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. |
|---|---|---|---|---|---|---|---|---|
| JONES BONNIE D | HICKS FRANK J | 141,000 | 08/26/2020 | WD | 03-ARM'S LENGTH | 2020/04599 | DEED | 100.0 |
| | | 62,500 | 07/01/1997 | WD | 03-ARM'S LENGTH | 140:490 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44040 PARADISE RD

**Owner's Name/Address**

HICKS FRANK J & JUSTIN M
44040 PARADISE RD
CHASSELL MI 49916

**Tax Description**

P5-19-9 SEC 19 T54N R33W FRL SW 1/4 OF FRL SW 1/4 EXC N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4, ALSO EXC COM AT SW COR OF SEC 19, TH N 994.15', TH E 24.52' TO POB, TH S 440', TH E ALONG A LINE PAR TO S BDRY LINE OF N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 1316.35', TH N ALONG A LINE PAR TO E BDRY LINE OF N 1/2OF N 1/2 OF SW 1/4 OF SW 1/4 440', TH W ALONG S BDRY LINE OF N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 1316.35' TO POB. ALSO EXC THE S 33' OF THE FRL SW 1/4 OF FRL SW 1/4 OF SEC 9. 16.06 ACRES M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/14/2020

MAP #:

2024 Est TCV 259,725 TCV/TFA: 201.03

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 06/01/2020 | 2019-999-002 | FOUNDATION |
| ADDITION | 10/22/2003 | 03-1021 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/29/2009 | DATA ENTER |
| JR | 08/05/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 17 ACRE | | | 16.06 Acres | | 3600 | 100 | | 57,816 |
| | | | 16.06 Total Acres | | | | Total Est. Land Value = | 57,816 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 90 | 5,849 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,849 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,908 | 100,955 | 129,863 | | | 108,949C |
| 2023 | 20,878 | 92,554 | 113,432 | | | 103,761C |
| 2022 | 20,878 | 80,906 | 101,784 | | | 98,820C |
| 2021 | 17,666 | 77,998 | 95,664 | | | 95,664S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1950 | 2010 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 461 S.F.
Crawl: 375 S.F.
Slab: 456 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 51
Floor Area: 1,292
Total Base New : 280,523 E.C.F.
Total Depr Cost: 156,134 X 0.983
Estimated T.C.V: 153,480

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | WGEP (1 Story) |
| 135 | WGEP (1 Story) |
| 112 | Treated Wood |
| 48 | Treated Wood |

**(17) Garage**

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: 2340
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1292 SF Floor Area = 1292 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 375 | | | *5 |
| 1 Story | Siding | Basement | 195 | | | *5 |
| 1 Story | Siding | Slab | 456 | | | *5 |
| 1 Story | Siding | Basement | 266 | | | *5 |
| | | | Total: | 149,862 | 82,963 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| Vent Fan | | | 1 | 201 | 113 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,494 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,417 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 64 | 6,432 | 3,602 | *5 |
| WGEP (1 Story) | | | 135 | 10,519 | 5,891 | *5 |
| Deck | | | | | | |
| Treated Wood | | | 112 | 2,670 | 1,495 | |
| Treated Wood | | | 48 | 1,654 | 926 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | | |
| Door Opener | | | 2 | 1,070 | 599 | |
| Base Cost | | | 2340 | 99,029 | 55,456 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,178 | |
| | | | Totals: | 280,523 | 156,134 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Arenas | Barn - Confinement | | | |
| Year Built | 2001 | 2000 | | | |
| Class/Construction | D,Pole | D,Pole | | | |
| Quality/Exterior | Average | Average | | | |
| # of Walls, Perimeter | 4 Wall, 200 | 4 Wall, 120 | | | |
| Height | 16 | 10 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 70 x 30 = 2100 | 14 x 46 = 644 | | | |
| Cost New | $ 52,332 | $ 21,085 | | | |
| Phy./Func./Econ. %Good | 59/100/100 59.0 | 59/100/100 59.0 | | | |
| Depreciated Cost | $ 30,876 | $ 12,440 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items -> | | | | | |
| E.C.F. | X 0.983 | X 0.983 | | | |
| % Good | 59 | 59 | | | |
| Est. True Cash Value | $ 30,351 | $ 12,229 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 42580 / All Cards: 42580 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-017-50 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 |
|---|---|---|---|---|---|---|
| PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 03/24/1997 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DANIELSON MICHELLE L<br>44002 PARADISE RD<br>CHASSELL MI 49916 | 2024 Est TCV 13,000 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Taxpayer's Name/Address

DANIELSON MICHELLE L
44002 PARADISE RD
CHASSELL MI 49916

Tax Description

P5-19-9C SEC 19 T54N R33W S 33' OF THE FRL SW 1/4 OF FRL SW 1/4 OF SEC 9 1 ACRE M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,500 | 0 | 6,500 | | | 352C |
| 2023 | 4,808 | 0 | 4,808 | | | 336C |
| 2022 | 4,808 | 0 | 4,808 | | | 320C |
| 2021 | 6,000 | 0 | 6,000 | | | 310C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| SOMERO NIEL & KRISSA | IGLAR BRIAN & MUKAVETZ MEC | 322,000 | 09/27/2019 | WD | 03-ARM'S LENGTH | 2019/05031 | DEED | 100.0 |
| JOHNSON FREDERICK N & AUDR | SOMERO NIEL & KRISSA | 41,000 | 09/06/2011 | WD | 03-ARM'S LENGTH | 2011/04422 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44232 PARADISE RD

Owner's Name/Address

IGLAR BRIAN & MUKAVETZ MEGAN
44232 PARADISE RD
CHASSELL MI 49916

Tax Description

P5-19-9A SEC 19 T54N R33W N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/04/2020

MAP #:

2024 Est TCV 349,403 TCV/TFA: 170.44

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| SAUNA | 08/12/2015 | 15-0164 | FOUNDATION |
| HOUSE | 06/07/2013 | 13-068 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 10.00 Acres | | 4500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | | | Total Est. Land Value = | 45,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 100 | 6,499 |
| Wood Frame | 22.28 | 382 | 95 | 8,085 |
| Total Estimated Land Improvements True Cash Value = | | | | 14,584 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 152,202 | 174,702 | | | 137,933C |
| 2023 | 16,000 | 138,836 | 154,836 | | | 131,365C |
| 2022 | 16,000 | 121,789 | 137,789 | | | 125,110C |
| 2021 | 13,500 | 121,586 | 135,086 | | | 121,114C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2013 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2050 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 5
Floor Area: 2,050
Total Base New : 310,348 E.C.F.
Total Depr Cost: 294,831 X 0.983
Estimated T.C.V: 289,819

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 576 | Treated Wood |

**(17) Garage**

Year Built: 2013
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 2013
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2050 SF Floor Area = 2050 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 | 2,050 | | |
| | | | Total: | 237,138 | 225,282 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 2 | 6,085 | 5,781 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,523 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,498 |
| Deck | | | | | |
| Treated Wood | | | 576 | 8,110 | 7,704 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 576 | 29,220 | 27,759 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,497 |
| Door Opener | | | 1 | 535 | 508 |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 576 | 29,220 | 27,759 |
| Common Wall: 2 Wall | | | 1 | -5,257 | -4,994 |
| Door Opener | | | 1 | 535 | 508 |
| | | | Totals: | 310,348 | 294,831 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 289,819

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-019-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44118 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ENGEL JAMES A & CYNTHIA J<br>44118 PARADISE RD<br>CHASSELL MI 49916 | 2024 Est TCV 170,166 TCV/TFA: 109.50 | | | | | |

X Improved | Vacant

Taxpayer's Name/Address

ENGEL JAMES A & CYNTHIA J
44118 PARADISE RD
CHASSELL MI 49916

Tax Description

P5-19-9B SEC 19 T54N R33W PART OF SW 1/4 OF SW 1/4 D/F, COM AT SW COR SEC 19, TH N 994.15', TH E 24.52' TO POB, TH S 440', TH E ALONG A LINE PAR TO S BDRY LINE OF N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 1316.35' TH N ALONG A LINE PAR TO E BDRY LINE OF N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 440', TH W ALONGTHE S BDRY LINE OF N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 1316.35' M/L TO POB. 13.32 A.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/05/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 14 ACRE | | | 13.32 Acres | | 3900 | 100 | | 51,948 |
| | | | 13.32 Total Acres | | | Total Est. Land Value = | | 51,948 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.62 | 168 | 39 | 1,482 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,482 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 25,974 | 59,109 | 85,083 | | | 61,431C |
| 2023 | 19,314 | 54,369 | 73,683 | | | 58,506C |
| 2022 | 19,314 | 56,044 | 75,358 | | | 55,720C |
| 2021 | 15,318 | 56,148 | 71,466 | | | 53,940C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(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 |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| 500 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| 1 | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 51
Floor Area: 1,554
Total Base New : 242,357 E.C.F.
Total Depr Cost: 118,755 X 0.983
Estimated T.C.V: 116,736

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 150 | WGEP (1 Story) |
| 204 | WGEP (1 Story) |
| 20 | Treated Wood |

**(17) Garage**

Year Built: 2000
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1032 SF Floor Area = 1554 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 696 | | |
| 1 Story | Siding | Basement | 336 | | |
| | | | Total: | 171,893 | 84,228 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 500 | 9,065 | 4,442 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,620 | 794 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,182 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,240 |
| Porches | | | | | |
| WGEP (1 Story) | | | 150 | 11,139 | 5,458 |
| WGEP (1 Story) | | | 204 | 13,666 | 6,696 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 676 | 24,478 | 11,994 |
| Door Opener | | | 1 | 535 | 262 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,030 |
| Deck | | | | | |
| Treated Wood | | | 20 | 875 | 429 |
| | | | Totals: | 242,357 | 118,755 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 116,736

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| DANIELSON (DONAHUE) MICHEL | DONAHUE MICHELE & BRIAN | 1 | 04/29/2010 | QC | 09-FAMILY | 2010/2185 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44002 PARADISE RD

Owner's Name/Address

DONAHUE MICHELE & BRIAN
44002 PARADISE RD
CHASSELL MI 49916

Taxpayer's Name/Address

DANIELSON MICHELLE L
44002 PARADISE RD
CHASSELL MI 49916

Tax Description

P5-19-10 SEC 19 T54N R33W SE 1/4 OF FRL SW 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/29/2010

MAP #:

2024 Est TCV 431,669 TCV/TFA: 246.95

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 04/01/2022 | 2022-999-022 | FOUNDATION |
| STORAGE | 11/04/2003 | 03-1023 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/05/2010 | INSPECTED |
| SC | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 40.00 Acres | | 2100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | | Total Est. Land Value = | | 84,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 224 | 84 | 1,646 |
| Wood Frame | 37.05 | 48 | 59 | 1,049 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,695 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 173,835 | 215,835 | | | 82,335C |
| 2023 | 38,000 | 159,346 | 197,346 | | | 78,415C |
| 2022 | 38,000 | 143,748 | 181,748 | | | 74,681C |
| 2021 | 38,800 | 138,640 | 177,440 | | | 72,296C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1989 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1748 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1311 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 1,748
Total Base New : 404,956 E.C.F.
Total Depr Cost: 279,419 X 0.983
Estimated T.C.V: 274,669

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 238 | CCP (1 Story) |
| 140 | CPP |
| 288 | CCP (1 Story) |
| 288 | Treated Wood |

**(17) Garage**

Year Built: 2008
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: 1368
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 128
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1989
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1748 SF Floor Area = 1748 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 | 1,748 | | |
| | | | Total: | 240,588 | 166,004 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1311 | 46,003 | 31,742 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,263 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,137 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,814 |
| Porches | | | | | |
| CCP (1 Story) | | | 238 | 5,971 | 4,120 |
| CPP | | | 140 | 2,649 | 1,828 |
| CCP (1 Story) | | | 288 | 6,975 | 4,813 |
| Deck | | | | | |
| Treated Wood | | | 288 | 5,149 | 3,553 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Door Opener | | | 2 | 1,337 | 923 |
| Base Cost | | | 1368 | 73,229 | 50,528 |
| Built-Ins | | | | | |
| Hot Tub | | | 1 | 7,235 | 4,992 |
| Carports | | | | | |
| Comp.Shingle | | | 128 | 2,053 | 1,417 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 2003 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | 4 Wall, 256 | | | | |
| Height | 16 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 72 x 56 = 4032 | | | | |
| Cost New | $ 115,356 | | | | |
| Phy./Func./Econ. %Good | 62/100/100 62.0 | | | | |
| Depreciated Cost | $ 71,521 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 62 | | | | |
| Est. True Cash Value | $ 70,305 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 70305 / All Cards: 70305 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| SAJDAK ROBERT L TRUST | SAJDAK BETTY A TRUST | 0 | 08/02/2010 | QC | 09-FAMILY | 2010/4393 | DEED | 0.0 |
| | | 1 | 10/01/1999 | WD | 03-ARM'S LENGTH | 150:618 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

SAJDAK RD

Owner's Name/Address

MORRIS JACK E JR & BROOKE & KIRSTIN
1133 CURZON CT, APT 104
HOWELL MI 48843

Tax Description

P5-19-11 SEC 19 T54N R33W E 1/2 OF SE 1/4. 80 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 168,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 80.00 Acres | | 2100 | 100 | | 168,000 |
| | | | 80.00 Total Acres | | | Total Est. Land Value = | | 168,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 84,000 | 0 | 84,000 | | | 50,833C |
| 2023 | 76,000 | 0 | 76,000 | | | 48,413C |
| 2022 | 76,000 | 0 | 76,000 | | | 46,108C |
| 2021 | 77,600 | 0 | 77,600 | | | 44,636C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 03/24/1997 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DANIELSON MICHELLE L<br>44002 PARADISE RD<br>CHASSELL MI 49916 | 2024 Est TCV 68,000 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 0 | 34,000 | | | 5,800C |
| 2023 | 22,000 | 0 | 22,000 | | | 5,524C |
| 2022 | 22,000 | 0 | 22,000 | | | 5,261C |
| 2021 | 22,000 | 0 | 22,000 | | | 5,093C |

Taxpayer's Name/Address

DANIELSON MICHELLE L
44002 PARADISE RD
CHASSELL MI 49916

Tax Description

P5-19-13 SEC 19 T54N R33W S 1/2 OF NW 1/4 OF SE 1/4. 20 A.

Comments/Influences

| Who | When | What |
|---|---|---|

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-219-024-00 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. |
|---|---|---|---|---|---|---|---|---|
| DELENE MICHAEL | NIEMELA HERITAGE PROPERTIE | 110,000 | 12/30/2022 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 0.0 |
| NORTH BLUFF LLC | DELENE MICHAEL | 0 | 06/11/2015 | CD | 06-COURT JUDGEMENT | 2015/03090 | DEED | 0.0 |
| | | 1 | 07/01/2003 | WD | 03-ARM'S LENGTH | 161:931 | DEED | 0.0 |
| | | | | | | | | |

Property Address

PARADISE RD

Owner's Name/Address

NIEMELA HERITAGE PROPERTIES LLC
PO BOX 845
BARAGA MI 49908

Tax Description

P5-19-14 SEC 19 T54N R33W
SW 1/4 OF SE 1/4. 40 A.

Comments/Influences

Class: TIMBER CUTOVER-IMP Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 48,560

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,280 | 0 | 24,280 | | | 23,800C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| AYOUB GAMEEL J & ETHEL D T | HERRON VICKIE M | 0 | 05/30/2014 | CD | 12-FROM LENDING INSTITUTI | 2014/02510 | DEED | 100.0 |
| SON JOHN JR & LINDA MARIE | HERRON VICKIE M | 107,500 | 05/30/2014 | QC | 03-ARM'S LENGTH | 2014/02641 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
44760 US HIGHWAY 41

Owner's Name/Address
HERRON VICKIE M
KINNUNEN KAREN
50728 MESNARD LOCATION RD
HANCOCK MI 49930

Tax Description
P5-20-1 SEC 20 T54N R33W THE S 180' OF GOV'T LOT 1 LYING E OF US 41 R/W LESS DSS & A R/W. LOTS 1 & 2 OF THE NICHOLL'S PRIVATE PLAT. 1.09 A. M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 302,437 TCV/TFA: 291.93

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 180.00 | 263.78 | 1.0000 | 1.3261 | 554 | 100 | | 132,238 |
| 180 Actual Front Feet, 1.09 Total Acres | | | | | | | Total Est. Land Value = | 132,238 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.48 | 264 | 46 | 2,852 |
| Wood Frame | 25.77 | 160 | 46 | 1,897 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,749 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 66,119 | 85,100 | 151,219 | | | 104,801C |
| 2023 | 66,119 | 80,361 | 146,480 | | | 99,811C |
| 2022 | 77,577 | 72,193 | 149,770 | | | 95,059C |
| 2021 | 83,544 | 67,920 | 151,464 | | | 92,023C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1880 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1036 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 1,036
Total Base New : 187,490 E.C.F.
Total Depr Cost: 148,120 X 1.117
Estimated T.C.V: 165,450

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 28 | WCP (1 Story) |

**(17) Garage**

Year Built: 1995
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1880
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1036 SF Floor Area = 1036 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 | 784 | | |
| 1 Story | Siding | Basement | 252 | | |
| | | | Total: | 153,649 | 121,385 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,761 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,077 |
| Porches | | | | | |
| WCP (1 Story) | | | 28 | 2,078 | 1,642 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 24,373 | 19,255 |
| | | | Totals: | 187,490 | 148,120 |

Notes:

ECF (LAKE) 1.117 => TCV: 165,450

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| MICKELSEN JAMES A & MARY L | MICKELSEN TRUST JAMES & MA | 1 | 02/08/2011 | QC | 09-FAMILY | 2011/06434 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44818 US HIGHWAY 41

Owner's Name/Address

MICKELSEN ROBERT P & THERESE M
MICKELSEN C & CUNNINGHAM E; LB
44818 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-20-3 SEC 20 T54N R33W
THE N 150' OF THE S 330' OF GOV'T LOT 1
LYING E OF US 41 R/W LESS DSS & A R/W.
LOT 3 & S 1/2 OF LOT 4 OF THE NICHOLL'S
PRIVATE PLAT. .76 A. M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/08/2021

MAP #:

2024 Est TCV 317,229 TCV/TFA: 198.27

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 11/04/2011 | 11-250 | COMPLETE |
| ADDITION | 09/19/2003 | 03-1015 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/01/2009 | DATA ENTER |
| JR | 09/13/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 150.00 | 220.70 | 1.0000 | 1.2130 | 554 | 100 | | 100,799 |
| 150 Actual Front Feet, 0.76 Total Acres | | | | | | | Total Est. Land Value = | 100,799 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.08 | 128 | 46 | 1,594 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,594 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 50,400 | 108,215 | 158,615 | | | 92,106C |
| 2023 | 50,400 | 102,325 | 152,725 | | | 87,720C |
| 2022 | 59,133 | 91,927 | 151,060 | | | 83,543C |
| 2021 | 63,682 | 86,412 | 150,094 | | | 80,875C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1925 | 2000 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 8 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Laminate
Other: Carpeted
Other: Laminate

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |
| X | Wood | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1600 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 31
Floor Area: 1,600
Total Base New : 278,746 E.C.F.
Total Depr Cost: 192,333 X 1.117
Estimated T.C.V: 214,836

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 954 | Treated Wood |

**(17) Garage**

Year Built: 1960
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: 708
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1925
(11) Heating System: Forced Hot Water
Ground Area = 1600 SF Floor Area = 1600 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 | Crawl Space | 1,600 | | |
| | | | Total: | 203,867 | 140,667 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,137 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,814 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 708 | 25,304 | 17,460 |
| Door Opener | | | 1 | 535 | 369 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 480 | 19,219 | 13,261 |
| Door Opener | | | 1 | 535 | 369 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,605 |
| Deck | | | | | |
| Treated Wood | | | 954 | 12,125 | 8,366 |
| | | | Totals: | 278,746 | 192,333 |

Notes:

ECF (LAKE) 1.117 => TCV: 214,836

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 03/01/1997 | WD | 03-ARM'S LENGTH | 139:365 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44830 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 09/11/2023 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| GINTER MARY ELIZABETH TRUST<br>GINTER RICHARD S<br>44830 US HWY 41<br>CHASSELL MI 49916 | 2024 Est TCV 230,263 TCV/TFA: 352.08 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 100.00 | 204.73 | 1.0000 | 1.1683 | 554 | 100 | | 64,722 |
| 100 Actual Front Feet, 0.47 Total Acres | | | | | | | Total Est. Land Value = | 64,722 |

Taxpayer's Name/Address

GINTER MARY ELIZABETH TRUST
CATHY KERWIN
156 LEE RD 796
SALEM AL 36874

Tax Description

P5-20-3A SEC 20 T54N R33W THE N 100' OF THE S 480' OF GOV'T LOT 1 LYING E OF US 41 R/W LESS DSS & A R/W. LOT 5 OF THE NICHOLL'S RRIVATE PLAT. .47 A. M/L

Comments/Influences

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Pool: Concrete | 161.92 | 120 | 95 | 18,458 |
| Sauna | 6,499.14 | 1 | 0 | 6,499 |
| Wood Frame | 23.56 | 256 | 46 | 2,774 |
| Total Estimated Land Improvements True Cash Value = | | | | 27,731 |

| Who | When | What |
|---|---|---|
| JR | 09/13/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,361 | 82,771 | 115,132 | | | 81,199C |
| 2023 | 32,361 | 78,214 | 110,575 | | 110,575A | 77,333C |
| 2022 | 37,969 | 70,284 | 108,253 | | 108,253A | 73,651C |
| 2021 | 40,890 | 60,662 | 101,552 | | 101,552A | 71,299C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1950 | 1986 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Wood |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 654 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| X | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 21
Floor Area: 654
Total Base New : 156,172 E.C.F.
Total Depr Cost: 123,375 X 1.117
Estimated T.C.V: 137,810

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | WGEP (1 Story) |
| 248 | Treated Wood |

**(17) Garage**

Year Built: 1980
Car Capacity:
Class: B
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1950
(11) Heating System: Electric Wall Heat
Ground Area = 654 SF Floor Area = 654 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 654 | | |
| | | | Total: | 86,920 | 68,667 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,761 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,077 |
| Porches | | | | | |
| WGEP (1 Story) | | | 160 | 12,782 | 10,098 |
| Deck | | | | | |
| Treated Wood | | | 248 | 4,665 | 3,685 |
| Garages | | | | | |
| Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 37,693 | 29,777 |
| Door Opener | | | 2 | 1,498 | 1,183 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,127 |
| | | | Totals: | 156,172 | 123,375 |

Notes:

ECF (LAKE) 1.117 => TCV: 137,810

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44824 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 07/06/2017 | 2017-010-012 | COMPLETE |
| | P.R.E. 100% 11/01/2012 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PLOTKIN ARTHUR A<br>44824 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 151,218 TCV/TFA: 260.72 | | | | | |

X Improved | Vacant

Tax Description

P5-20-3B SEC 20 T54N R33W THE N 50' OF THE S 380' OF GOV'T LOT 1 LYING E OF US 41 R/W LESS DSS & A R/W. N 1/2 OF LOT 4 OF THE NICHOLL'S PRIVATE PLAT. .24 A. M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/13/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 50.00 | 209.09 | 1.0000 | 1.1806 | 554 | 100 | | 32,704 |
| 50 Actual Front Feet, 0.24 Total Acres | | | | | | | Total Est. Land Value = | 32,704 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.77 | 160 | 46 | 1,897 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,897 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,352 | 59,257 | 75,609 | | | 51,099C |
| 2023 | 16,352 | 55,928 | 72,280 | | | 48,666C |
| 2022 | 19,186 | 50,240 | 69,426 | | | 46,349C |
| 2021 | 20,662 | 47,223 | 67,885 | | | 44,869C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1930 | 2000 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Stone

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | X | Small |

| | | | | |
|---|---|---|---|---|
| Doors: | | Solid | X | H.C. |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other: Plywood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 580 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 19
Floor Area: 580
Total Base New : 128,892 E.C.F.
Total Depr Cost: 104,402 X 1.117
Estimated T.C.V: 116,617

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | Treated Wood |

**(17) Garage**

Year Built: 2017
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: 840
% Good: 0
Storage Area: 630
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1930
(11) Heating System: Space Heater
Ground Area = 580 SF Floor Area = 580 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 580 | | |
| | | | Total: | 69,974 | 56,679 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,607 |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,049 |
| Deck | | | | | |
| Treated Wood | | | 120 | 2,819 | 2,283 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | | |
| Base Cost | | | 840 | 35,297 | 28,591 |
| Storage Over Garage | | | 630 | 8,474 | 6,864 |
| Door Opener | | | 1 | 535 | 433 |
| Built-Ins | | | | | |
| Garbage Disposal | | | 1 | 210 | 170 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 4,600 | 3,726 |
| | | | Totals: | 128,892 | 104,402 |

Notes:

ECF (LAKE) 1.117 => TCV: 116,617

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 37,200 | 04/01/2004 | WD | 03-ARM'S LENGTH | 166:175 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44850 US HIGHWAY 41

Owner's Name/Address

PAANANEN PAUL & BERG LOIS &
FLORENCE NANCY
44850 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-20-4 SEC 20 T54N R33W THE S 138' OF THE N 838' OF GOV'T LOT 1 LYING E OF US 41 R/W LESS DSS & A R/W. LOT 6 OF THE NICHOLL'S PRIVATE PLAT.
1.03 A. M/L
ALSO LOT 6 OF GOV'T LOT 4 SEC 17 IN A PRIVATE PLAT. .11 A. 165/131 166/175

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 643,641 TCV/TFA: 167.48

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 05/31/2006 | 06-103 | FOUNDATION |
| HOUSE | 11/16/2005 | 05-392 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/13/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 138.00 | 325.12 | 1.0000 | 1.4722 | 554 | 100 | | 112,555 |
| RATE 1 | | | 0.110 Acres | | 13,000 | 100 | | 1,430 |
| 138 Actual Front Feet, 1.14 Total Acres | | | | | | | Total Est. Land Value = | 113,985 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 29.34 | 320 | 46 | 4,319 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,319 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 56,993 | 264,828 | 321,821 | | | 263,750C |
| 2023 | 56,807 | 250,025 | 306,832 | | | 251,191C |
| 2022 | 66,559 | 224,607 | 291,166 | | | 239,230C |
| 2021 | 71,731 | 211,118 | 282,849 | | | 231,588C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1956 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Laminate
Other: Hardwood
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1064 S.F.
Crawl: 240 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 29
Floor Area: 2,102
Total Base New : 325,372 E.C.F.
Total Depr Cost: 231,014 X 1.117
Estimated T.C.V: 258,043

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |

**(17) Garage**

Year Built: 2006
Car Capacity: 3
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 3
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 864
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1956
(11) Heating System: Forced Hot Water
Ground Area = 1304 SF Floor Area = 2102 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 1,064 | | |
| 1 Story | Siding | Crawl Space | 240 | | |
| | | | Total: | 255,283 | 181,251 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,160 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 |
| Porches | | | | | |
| WGEP (1 Story) | | | 48 | 5,819 | 4,131 |
| WGEP (1 Story) | | | 48 | 5,819 | 4,131 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 864 | 32,296 | 22,930 |
| Storage Over Garage | | | 864 | 11,621 | 8,251 |
| Door Opener | | | 3 | 1,605 | 1,140 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,773 |
| | | | Totals: | 325,372 | 231,014 |

Notes:

ECF (LAKE) 1.117 => TCV: 258,043

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2006 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 896 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | 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 |
| 1 | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 14
Floor Area: 1,741
Total Base New : 278,250 E.C.F.
Total Depr Cost: 239,296 X 1.117
Estimated T.C.V: 267,294

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WGEP (1 Story) |
| 436 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family COLONIAL Cls BC Blt 2006
(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 1741 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Slab | 820 | | |
| 1 Story | Siding | Slab | 72 | | |
| 2 Story | Siding | Slab | 4 | | |
| 0.5 Story | Siding | Overhang | 42 | | |
| | | | Total: | 241,571 | 207,752 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,516 | 4,744 |
| Water Well, 50 Feet | 1 | 2,859 | 2,459 |
| Deck | | | |
| Treated Wood | 436 | 7,159 | 6,157 |
| Built-Ins | | | |
| Dishwasher | 1 | 1,150 | 989 |
| Sauna | 1 | 10,127 | 8,709 |
| Fireplaces | | | |
| Interior 1 Story | 1 | 6,769 | 5,821 |
| Porches | | | |
| WGEP (1 Story) | 24 | 3,099 | 2,665 |
| | Totals: | 278,250 | 239,296 |

Notes:

ECF (LAKE) 1.117 => TCV: 267,294

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| GROTH EMIL | GROTH EMIL | 0 | 08/24/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 0.0 |
| GROTH ULRICH & RUTH | GROTH ULRICH & RUTH & EMI | 0 | 09/01/1981 | WD | 09-FAMILY | | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44880 US HIGHWAY 41

**Owner's Name/Address**

GROTH EMIL
GROTH DANIEL; LB
44880 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-20-5 SEC 20 T54N R33W N 50' OF S 100' OF N 700' OF GVT'T LOT 1LYING E OF US 41 AKA N1/2 OF LOT 7 OF THE NICHOLL'S PRIVATE PLAT. .41 A. M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/13/2023

MAP #:

2024 Est TCV 126,900 TCV/TFA: 175.03

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 50.00 | 357.19 | 1.0000 | 1.5431 | 554 | 100 | | 42,745 |
| 50 Actual Front Feet, 0.41 Total Acres | | | | | | | Total Est. Land Value = | 42,745 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,373 | 42,077 | 63,450 | | | 38,369C |
| 2023 | 21,373 | 39,893 | 61,266 | | 61,266A | 36,542C |
| 2022 | 25,076 | 35,837 | 60,913 | | | 34,802C |
| 2021 | 27,005 | 33,024 | 60,029 | | | 33,691C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Asbestos |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Linoleum
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 725 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 42
Floor Area: 725
Total Base New : 129,898 E.C.F.
Total Depr Cost: 75,340 X 1.117
Estimated T.C.V: 84,155

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |

**(17) Garage**

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 725 SF Floor Area = 725 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1+ Story | Siding | Crawl Space | 493 | | |
| 1 Story | Siding | Crawl Space | 232 | | |
| | | | Total: | 90,003 | 52,201 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 2,583 |
| Water Well, 50 Feet | 1 | 2,530 | 1,467 |
| Porches | | | |
| WGEP (1 Story) | 36 | 4,695 | 2,723 |
| WGEP (1 Story) | 48 | 5,340 | 3,097 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 576 | 21,807 | 12,648 |
| Door Opener | 2 | 1,070 | 621 |
| | Totals: | 129,898 | 75,340 |

Notes:

ECF (LAKE) 1.117 => TCV: 84,155

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-007-50 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. |
|---|---|---|---|---|---|---|---|---|
| LASZEWSKI DAVID F & JOYCE | ENJO INVESTMENTS LLC | 185,359 | 10/18/2022 | WD | 03-ARM'S LENGTH | 2022/05737 | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44874 US HIGHWAY 41

**Owner's Name/Address**

ENJO INVESTMENTS LLC
75 COUNTRY VIEW
LOWELL MI 49331

**Tax Description**

P5-20-5A SEC 20 T54N R33W
S 50' OF N 700' OF PRT OF GOV'T LOT 1
LYING E OF US 41.
AKA S 1/2 OF LOT 7 OF THE NICHOLL'S
PRIVATE PLAT .40 A M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 164,508 TCV/TFA: 105.72

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR TH | / / 10/27/2010 | INSPECTED DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 50.00 | 348.48 | 1.0000 | 1.5242 | 554 | 100 | | 42,220 |
| 50 Actual Front Feet, 0.40 Total Acres | | | | | | | Total Est. Land Value = | 42,220 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 360 | 83 | 2,614 |
| Sauna | 6,499.14 | 1 | 85 | 5,524 |
| Wood Frame | 26.42 | 144 | 83 | 3,157 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,295 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,110 | 61,144 | 82,254 | | | 81,636C |
| 2023 | 21,110 | 56,639 | 77,749 | | | 77,749S |
| 2022 | 24,769 | 41,022 | 65,791 | | | 64,801C |
| 2021 | 26,674 | 45,732 | 72,406 | | | 62,731C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1989 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Warm Air |
| | Wall Furnace |
| X | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| X | 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 |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: Good
Effec. Age: 21
Floor Area:
Total Base New : 102,323 E.C.F.
Total Depr Cost: 54,230 X 0.983
Estimated T.C.V: 53,308

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 256 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Good Blt 1989
(11) Heating System: Warm & Cool Air, Air Conditioning
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 1216 | | |
| | | | Total: | 89,133 | 47,240 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,838 | 2,034 |
| Deck | | | | | |
| Treated Wood | | | 256 | 5,048 | 2,675 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 4,304 | 2,281 |
| | | | Totals: | 102,323 | 54,230 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 53,308

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1950 | 0 |

Condition: Excellent

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 340 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 26
Floor Area: 340
Total Base New : 79,301 E.C.F.
Total Depr Cost: 58,683 X 0.983
Estimated T.C.V: 57,685

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 340 SF Floor Area = 340 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 | 340 | | |
| | | | Total: | 47,538 | 35,179 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,523 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,945 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 24,373 | 18,036 |
| | | | Totals: | 79,301 | 58,683 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 57,685

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-008-00 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. |
|---|---|---|---|---|---|---|---|---|
| GROTH RUTH & IVERSEN ERIC | GROTH RUTH ET AL | 1 | 06/28/2010 | QC | 09-FAMILY | 2010/03472 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44902 US HIGHWAY 41

Owner's Name/Address

GROTH EMIL
44880 HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-20-6 SEC 20 T54N R33W THE S 100' OF THE N 600' OF GOV'T LOT 1 LYING E OF US 41 R/W LESS DSS & A R/W. LOT 8 OF THE NICHOLL'S PRIVATE PLAT. .86 A. M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 223,010 TCV/TFA: 105.44

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 100.00 | 374.62 | 1.0000 | 1.5803 | 554 | 100 | | 87,551 |
| 100 Actual Front Feet, 0.86 Total Acres | | | | | | | Total Est. Land Value = | 87,551 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.08 | 128 | 46 | 1,594 |
| Wood Frame | 24.03 | 210 | 46 | 2,321 |

Ad-Hoc Unit-In-Place Items

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| BUNK HOUSE 12 X 20 | 0.00 | 240 | 45 | 0 |
| SHED | 5.00 | 32 | 45 | 72 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,987 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 43,776 | 67,729 | 111,505 | | | 53,194C |
| 2023 | 43,776 | 63,788 | 107,564 | | | 50,661C |
| 2022 | 51,361 | 57,300 | 108,661 | | | 48,249C |
| 2021 | 55,312 | 53,858 | 109,170 | | | 46,708C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| X | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Tile | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | | |
| | Wood | | Coal | | Steam | | |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 30
Floor Area:
Total Base New : 66,322 E.C.F.
Total Depr Cost: 23,439 X 1.117
Estimated T.C.V: 26,181

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | Treated Wood |
| 20 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home 1 Cls Average Blt 1980
(11) Heating System: Wall Furnace
Ground Area = 1040 SF Floor Area = 1040 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 | 1040 | | | |
| | | | Total: | 55,154 | 19,304 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 1,666 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 920 | |
| Deck | | | | | | |
| Treated Wood | | | 120 | 2,884 | 1,182 | *4 |
| Treated Wood | | | 20 | 894 | 367 | *4 |
| | | | Totals: | 66,322 | 23,439 | |

Notes:

ECF (LAKE) 1.117 => TCV: 26,181

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1950 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Hardwood
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1075 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 14
Floor Area: 1,075
Total Base New : 109,608 E.C.F.
Total Depr Cost: 94,262 X 1.117
Estimated T.C.V: 105,291

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls D Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1075 SF Floor Area = 1075 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 1,075 | | |
| | | | Total: | 109,608 | 94,262 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 109,608 | 94,262 |

Notes: COTTAGE

ECF (LAKE) 1.117 => TCV: 105,291

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-009-00 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. |
|---|---|---|---|---|---|---|---|---|
| MAKI MARILYN ET AL | MONTICELLO DAVID P | 185,000 | 08/10/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44912 US HIGHWAY 41

**Owner's Name/Address**

MONTICELLO DAVID P
701 QUINCY ST
HANCOCK MI 49930

**Tax Description**

P5-20-7 SEC 20 T54N R33W THE S 100' OF THE N 500' OF GOV'T LOT 1 LYING E OF US 41 R/W LESS DSS & A R/W. LOT 9 OF THE NICHOLL'S PRIVATE PLAT. 1.00 A. M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 155,684 TCV/TFA: 249.49

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/13/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 100.00 | 435.60 | 1.0000 | 1.7041 | 554 | 100 | | 94,408 |
| 100 Actual Front Feet, 1.00 Total Acres | | | | | | | Total Est. Land Value = | 94,408 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,549 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 47,204 | 30,638 | 77,842 | | | 77,842S |
| 2023 | 47,204 | 22,830 | 70,034 | | | 48,792C |
| 2022 | 55,384 | 20,513 | 75,897 | | | 46,469C |
| 2021 | 59,644 | 19,272 | 78,916 | | | 44,985C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1950 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Hardwood
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 624 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 51
Floor Area: 624
Total Base New : 103,643 E.C.F.
Total Depr Cost: 50,785 X 1.117
Estimated T.C.V: 56,727

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | WGEP (1 Story) |
| 12 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 624 | | |
| | | | Total: | 82,707 | 40,526 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,288 |
| Porches | | | | | |
| WGEP (1 Story) | | | 168 | 13,218 | 6,477 |
| CPP | | | 12 | 328 | 161 |
| | | | Totals: | 103,643 | 50,785 |

Notes: COTTAGE

ECF (LAKE) 1.117 => TCV: 56,727

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-010-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44940 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | ADDITION | 10/30/2002 | 02-957 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BARTH LEONARD THOMAS<br>45472 COTTAGE ROW<br>CHASSELL MI 49916 | 2024 Est TCV 361,326 TCV/TFA: 80.76 | | | | | |

Tax Description

P5-20-8 SEC 20 T54N R33W
THE S 100' OF THE N 400' OF GOV'T LOT 1 LYING E OF US 41 R/W
LESS W 216' OF THE S 50' & LESS THE DSS & A R/W.
PART OF LOT 10 OF THE NICHOLL'S PRIVATE PLAT. .75 A. M/L

Comments/Influences

| | |
|---|---|
| X | Improved |
| | Vacant |

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 100.00 | 200.00 | 1.1487 | 1.0000 | 900 | 100 | | 103,383 |
| OFF HWY | | | 0.291 Acres | | 15,000 | 100 | | 4,365 |
| 100 Actual Front Feet, 0.75 Total Acres | | | | | | | Total Est. Land Value = | 107,748 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 53,874 | 126,789 | 180,663 | | | 51,771C |
| 2023 | 48,131 | 112,040 | 160,171 | | | 49,306C |
| 2022 | 48,131 | 103,184 | 151,315 | | | 46,959C |
| 2021 | 48,022 | 103,377 | 151,399 | | | 45,459C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 349 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 349
Total Base New : 66,431 E.C.F.
Total Depr Cost: 39,194 X 0.854
Estimated T.C.V: 33,472

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 349 SF Floor Area = 349 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 | 349 | | |
| | | | Total: | 59,041 | 34,834 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,551 |
| | | | Totals: | 66,431 | 39,194 |

Notes: SMALL WHITE COTTAGE
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 33,472

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 2225 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 54
Floor Area: 2,225
Total Base New : 266,295 E.C.F.
Total Depr Cost: 122,497 X 0.854
Estimated T.C.V: 104,612

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CABIN Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2225 SF Floor Area = 2225 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 564 | | |
| 1 Story | Siding | Crawl Space | 757 | | |
| 1 Story | Siding | Crawl Space | 520 | | |
| 1 Story | Siding | Crawl Space | 384 | | |
| | | | Total: | 263,371 | 121,151 |

Other Additions/Adjustments
Water/Sewer

| | | | |
|---|---|---|---|
| Public Water | 1 | 1,462 | 673 |
| Public Sewer | 1 | 1,462 | 673 |
| | Totals: | 266,295 | 122,497 |

Notes: CABINS
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 104,612

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1900 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 32
Floor Area: 1,900
Total Base New : 273,818 E.C.F.
Total Depr Cost: 135,239 X 0.854
Estimated T.C.V: 115,494

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family CABIN Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1900 SF Floor Area = 1900 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 | 1,900 | | | *4 |
| | | | Total: | 258,543 | 128,213 | |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 2,190 |
| Water Well, 200 Feet | 1 | 10,514 | 4,836 |
| | Totals: | 273,818 | 135,239 |

Notes: LARGE WHITE COTTAGE
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 115,494

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-011-00 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 | 01/01/2005 | WD | 03-ARM'S LENGTH | 167:332 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44936 US HIGHWAY 41

**Owner's Name/Address**

CARLSON MARILYN & MACKRAIN SHA
2006 HUNTERS LANE
HOUGHTON MI 49931

**Tax Description**

P5-20-8A SEC 20 T54N R33W
THE W 216' OF THE S 50' OF THE N 400' OF GOV'T LOT 1 LYING E OF US 41 R/W. PART OF LOT 10 OF THE NICHOLL'S PRIVATE PLAT. .25 A. M/L
ALSO 1/2 INTEREST; COM 350' S OF INTERSEC OF E SIDE OF HWY & N LINE OF GOVT LOT 1, TH E 216'; TH S 50'; TH W 216' TO E SIDE OF US 41; TH N 50' TO POB.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 37,391 TCV/TFA: 74.19

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 08/16/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 0.00 | 216.00 | 1.0000 | 1.0000 | 352 | 100 | | 0 |
| RATE 1 | | | 0.248 Acres | | 13,000 | 100 | | 3,224 |
| | | | 0.25 Total Acres | | Total Est. Land Value = | | | 3,224 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,612 | 17,084 | 18,696 | | | 14,550C |
| 2023 | 1,193 | 15,725 | 16,918 | | | 13,858C |
| 2022 | 1,193 | 13,775 | 14,968 | | | 13,199C |
| 2021 | 1,401 | 13,802 | 15,203 | | | 12,778C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 504 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 54
Floor Area: 504
Total Base New : 75,563 E.C.F.
Total Depr Cost: 34,758 X 0.983
Estimated T.C.V: 34,167

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 50 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 504 SF Floor Area = 504 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 504 | | |
| | | | Total: | 63,176 | 29,060 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,048 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,164 |
| Porches | | | | | |
| WGEP (1 Story) | | | 50 | 5,404 | 2,486 |
| | | | Totals: | 75,563 | 34,758 |

Notes: COTTAGE
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 34,167

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| JOHNSON DOUGLAS & MARJORIE | JOHNSONS ANGLERS HAVEN LLC | 1 | 06/01/2004 | WD | 03-ARM'S LENGTH | 165:425 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44950 US HIGHWAY 41

**Owner's Name/Address**

JOHNSONS ANGLERS HAVEN LLC
11198 RUNYAN LAKE RD
FENTON MI 48430

**Tax Description**

P5-20-9 SEC 20 T54N R33W
THE S 100' OF THE N 300' OF GOV'T LOT 1 LYING E OF US 41 R/W LESS DSS & A R/W.
LOT 11 OF THE NICHOLL'S PRIVATE PLAT.
1.00 A. M/L

**Comments/Influences**

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 273,129 TCV/TFA: 76.46

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

**Public Improvements**

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 |
|---|---|---|
| JR | 09/13/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| PORTAGE LAKE | 100.00 | 400.00 | 1.1487 | 1.0000 | 900 | 100 | | 103,383 |
| 100 Actual Front Feet, 0.92 Total Acres | | | | | | | Total Est. Land Value = | 103,383 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.12 | 176 | 41 | 1,813 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,813 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 51,692 | 84,873 | 136,565 | | | 125,578C |
| 2023 | 45,948 | 75,723 | 121,671 | | | 119,599C |
| 2022 | 45,948 | 86,434 | 132,382 | | | 113,904C |
| 2021 | 45,948 | 81,247 | 127,195 | | | 110,266C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1978 | 1988 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | | |
|---|---|---|---|---|---|---|
| | Lg | | Ord | X | Small | |

| | | | | |
|---|---|---|---|---|
| Doors: | | Solid | X | H.C. |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1312 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | | Ord. | X | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Good
Effec. Age: 22
Floor Area:
Total Base New : 195,485 E.C.F.
Total Depr Cost: 99,698 X 0.854
Estimated T.C.V: 85,142

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |
| 544 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home CABIN Cls Good Blt 1978
(11) Heating System: Forced Warm Air
Ground Area = 2032 SF Floor Area = 2032 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 720 | | |
| Addition | Siding | Crawl | 800 | | |
| Addition | Siding | Crawl | 512 | | |
| | | | Total: | 165,236 | 84,271 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,838 | 1,957 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 2,813 |
| Water Well, 50 Feet | | | 1 | 2,859 | 1,458 |
| Porches | | | | | |
| WGEP (1 Story) | | | 48 | 4,878 | 2,488 |
| WGEP (1 Story) | | | 48 | 4,878 | 2,488 |
| Deck | | | | | |
| Treated Wood | | | 544 | 8,280 | 4,223 |
| | | | Totals: | 195,485 | 99,698 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 85,142

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Log |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | X | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | |
|---|---|---|---|---|
| Doors: | | Solid | X | H.C. |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | | Ord. | X | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | | Ave. | X | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 44
Floor Area: 324
Total Base New : 40,605 E.C.F.
Total Depr Cost: 22,739 X 0.854
Estimated T.C.V: 19,419

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CABIN Cls C Blt 1940
(11) Heating System: Space Heater
Ground Area = 324 SF Floor Area = 324 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 | Pine Logs | Piers | 288 | | |
| 1 Story | Pine Logs | Piers | 36 | | |
| | | | Total: | 28,460 | 15,014 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 96 | 9,221 | 5,164 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 819 |
| Public Sewer | | | 1 | 1,462 | 819 |
| | | | Totals: | 40,605 | 22,739 |

Notes: CABIN
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 19,419

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Log |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | X | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | |
|---|---|---|---|---|
| Doors: | | Solid | X | H.C. |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ex. | | Ord. | X | Min |

No. of Elec. Outlets

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Many | | Ave. | X | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 44
Floor Area: 360
Total Base New : 43,180 E.C.F.
Total Depr Cost: 19,111 X 0.854
Estimated T.C.V: 16,321

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family CABIN Cls C Blt 1940
(11) Heating System: Space Heater
Ground Area = 360 SF Floor Area = 360 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 | Pine Logs | Piers | 288 | | | |
| 1 Story | Pine Logs | Piers | 72 | | | |
| | | | Total: | 31,035 | 16,434 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 96 | 9,221 | 92 | *1 |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,462 | 819 | |
| Public Sewer | | | 1 | 1,462 | 819 | |
| | | | Totals: | 43,180 | 19,111 | |

Notes: CABIN
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 16,321

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Log |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | |
|---|---|---|---|---|
| Doors: | | Solid | X | H.C. |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | | Ord. | X | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | | Ave. | X | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 42
Floor Area: 324
Total Base New : 40,605 E.C.F.
Total Depr Cost: 23,552 X 0.854
Estimated T.C.V: 20,113

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Single Family CABIN Cls C Blt 1940
(11) Heating System: Space Heater
Ground Area = 324 SF Floor Area = 324 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Pine Logs | Piers | 288 | | |
| 1 Story | Pine Logs | Piers | 36 | | |
| | | | Total: | 28,460 | 15,552 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 96 | 9,221 | 5,348 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 848 |
| Public Sewer | | | 1 | 1,462 | 848 |
| | | | Totals: | 40,605 | 23,552 |

Notes: CABIN
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 20,113

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CABIN

| Yr Built | Remodeled |
|---|---|
| 1950 | 0 |

Condition: Poor

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Comp. Roll |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | |
|---|---|---|---|---|
| Doors: | | Solid | X | H.C. |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | | Ord. | X | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | | Ave. | X | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 44
Floor Area: 532
Total Base New : 67,545 E.C.F.
Total Depr Cost: 31,543 X 0.854
Estimated T.C.V: 26,938

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 5 Single Family CABIN Cls C Blt 1950
(11) Heating System: No Heating/Cooling
Ground Area = 532 SF Floor Area = 532 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Piers | 532 | | | *4 |
| | | | Total: | 64,621 | 30,169 | |

Other Additions/Adjustments
Water/Sewer

| | | | |
|---|---|---|---|
| Public Water | 1 | 1,462 | 687 |
| Public Sewer | 1 | 1,462 | 687 |
| | Totals: | 67,545 | 31,543 |

Notes: CABIN
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 26,938

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 28,116 | 09/01/1995 | WD | 03-ARM'S LENGTH | 132:297 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44980 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 10/30/2006 | 06-334 | FOUNDATION |
| | P.R.E. 100% 07/06/2009 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| WICKLEY PETER M & ELIZABETH J<br>44980 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 580,321 TCV/TFA: 323.84 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 100.00 | 435.60 | 1.0000 | 1.7041 | 554 | 100 | | 94,408 |
| 100 Actual Front Feet, 1.00 Total Acres | | | | | | | Total Est. Land Value = | 94,408 |

Tax Description

P5-20-10 SEC 20 T54N R33W THE S 100' OF THE N 200' OF GOV'T LOT 1 LYING E OF US 41 R/W LESS DSS & A R/W. LOT 12 OF THE NICHOLL'S PRIVATE PLAT. 1.00 A. M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 47,204 | 242,957 | 290,161 | | | 227,800C |
| 2023 | 47,204 | 228,901 | 276,105 | | | 216,953C |
| 2022 | 55,384 | 205,633 | 261,017 | | | 206,622C |
| 2021 | 59,644 | 193,317 | 252,961 | | | 200,022C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2006 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1792 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 896 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: BC
Effec. Age: 9
Floor Area: 1,792
Total Base New : 478,038 E.C.F.
Total Depr Cost: 435,016 X 1.117
Estimated T.C.V: 485,913

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 112 | WGEP (1 Story) |
| 480 | Treated Wood |

**(17) Garage**

Year Built: 2006
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 832
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 2006
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1792 SF Floor Area = 1792 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 | 1,792 | | |
| | | | Total: | 332,038 | 302,155 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 896 | 46,986 | 42,757 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 13,373 | 12,169 |
| 2 Fixture Bath | | | 1 | 4,480 | 4,077 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,020 |
| Water Well, 200 Feet | | | 1 | 11,467 | 10,435 |
| Porches | | | | | |
| WGEP (1 Story) | | | 112 | 12,560 | 11,430 |
| Deck | | | | | |
| Treated Wood | | | 480 | 7,627 | 6,941 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 832 | 40,543 | 36,894 |
| Common Wall: 1/2 Wall | | | 1 | -1,525 | -1,388 |
| Door Opener | | | 1 | 669 | 609 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 4,304 | 3,917 |
| | | | Totals: | 478,038 | 435,016 |

Notes:

ECF (LAKE) 1.117 => TCV: 485,913

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44998 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 01/08/1997 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ECKHART ALFRED C & MARY C<br>44998 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 357,836 TCV/TFA: 221.43 | | | | | |

X Improved | Vacant

Tax Description

P5-20-11 SEC 20 T54N R33W THE N 100' OF GOV'T LOT 1 LYING E OF US 41 R/W. LOT 13 OF THE NICHOLL'S PRIVATE PLAT. 1.00 A. M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/13/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 100.00 | 435.60 | 1.0000 | 1.7041 | 554 | 100 | | 94,408 |
| 100 Actual Front Feet, 1.00 Total Acres | | | | | | | Total Est. Land Value = | 94,408 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.09 | 420 | 64 | 5,938 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,938 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 47,204 | 131,714 | 178,918 | | | 131,263C |
| 2023 | 47,204 | 124,311 | 171,515 | | | 125,013C |
| 2022 | 55,384 | 110,963 | 166,347 | | | 119,060C |
| 2021 | 59,644 | 104,304 | 163,948 | | | 115,257C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1966 | 1995 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | X | Large |
| X | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 660 S.F.
Crawl: 956 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**

| | | |
|---|---|---|
| 660 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 1,616
Total Base New : 284,592 E.C.F.
Total Depr Cost: 230,519 X 1.117
Estimated T.C.V: 257,490

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 420 | Vinyl |

**(17) Garage**

Year Built: 1998
Car Capacity: 3
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1966
(11) Heating System: Forced Hot Water
Ground Area = 1616 SF Floor Area = 1616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 780 | | |
| 1 Story | Siding | Crawl Space | 176 | | |
| 1 Story | Siding | Basement | 660 | | |
| | | | Total: | 220,051 | 178,242 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 660 | 12,487 | 10,114 |
| 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 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 768 | 29,660 | 24,025 |
| Door Opener | | | 2 | 1,070 | 867 |
| Deck | | | | | |
| Vinyl | | | 420 | 9,387 | 7,603 |
| | | | Totals: | 284,592 | 230,519 |

Notes:

ECF (LAKE) 1.117 => TCV: 257,490

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| PETERS EDITH | PETERS EDITH & JAMES R | 1 | 05/26/2006 | WD | 03-ARM'S LENGTH | 168/1868 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44939 US HIGHWAY 41

**Owner's Name/Address**

KIRKISH CHRISTOPHER & TRICIA; 1/2 &
BROWNELL THOMAS & MARY; 1/2
45170 US HWY 41
CHASSELL MI 49916

**Taxpayer's Name/Address**

BROWNELL THOMAS & MARY; 1/2 &
44939 US HWY 41
CHASSELL MI 49916

**Tax Description**

P5-20-12
SEC 20 T54N R33W PART OF D/F
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20 THENCE S. 88° 53' 11" E. 1737.01 FEET ALONG THE NORTH LINE OF SAID SECTION 20 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING S. 88° 53' 11" E. 328.93 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1;
THENCE S. 01° 04' 22" W. 175.67 FEET;
THENCE S. 88° 49' 20" E. 20' TO A ½" IRON PIPE;
THENCE CONT S. 88° 49' 20" E. 249.62 FEET TO A ½" IRON PIPE;

THENCE N. 01° 04' 22" E. 29.08 FEET;
THENCE S. 82° 57' 01" E. 380.24 FEET TO A
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 118,182 TCV/TFA: 48.53

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 8.899 | Acres | 4,789 | 100 | | 42,615 |
| | | | 8.90 | Total Acres | | | Total Est. Land Value = | 42,615 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2880 | 38 | 3,327 |
| Wood Frame | 22.09 | 400 | 46 | 4,065 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,392 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,308 | 37,783 | 59,091 | | | 47,287C |
| 2023 | 15,266 | 35,370 | 50,636 | | | 45,036C |
| 2022 | 15,266 | 27,626 | 42,892 | | | 42,892S |
| 2021 | 14,692 | 97,937 | 112,629 | | | 89,934C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 384 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 64
Floor Area: 384
Total Base New : 47,993 E.C.F.
Total Depr Cost: 5,400 X 0.983
Estimated T.C.V: 5,308

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 384 SF Floor Area = 384 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/50/100/11.25
Functional Depreciation because of: NOT LIVABLE
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 384 | | |
| | | | Total: | 47,993 | 5,400 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 47,993 | 5,400 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 5,308

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 616 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 44
Floor Area: 616
Total Base New : 74,447 E.C.F.
Total Depr Cost: 10,422 X 0.983
Estimated T.C.V: 10,245

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 49 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CAMP Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 616 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/25/100/14
Functional Depreciation because of: COLLAPSING
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 616 | | |
| | | | Total: | 69,476 | 9,726 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 49 | 4,971 | 696 |
| | | | Totals: | 74,447 | 10,422 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 10,245

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Motels - Guest Rooms

Class: D
Floor Area: 1,435
Gross Bldg Area: 1,435
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 32
Physical %Good: 38
Func. %Good : 100
Economic %Good: 100

1929 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Wall or Floor Furnace 100%
Heat#2: Zoned A.C. Warm & Cooled Air 0%
Ave. SqFt/Story: 1435
Total # Units
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Total Floor Area: 1435 # of Units: 0
Overall Building Height: 10

Base Rate for Upper Floors = 94.52

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.65 100%
Adjusted Square Foot Cost for Upper Floors = 98.17

Total Floor Area: 1,435 Base Cost New of Upper Floors = 140,874

Reproduction/Replacement Cost = 140,874
Eff.Age:32 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 38 /100/100/100/38.0
Total Depreciated Cost = 53,532

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 52,622
Replacement Cost/Floor Area= 98.17 Est. TCV/Floor Area= 36.67

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-015-15 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. |
|---|---|---|---|---|---|---|---|---|
| PAKKALA JAMES & MICHELLE | ALA ANDREW J | 200,000 | 02/10/2022 | WD | 03-ARM'S LENGTH | 2022/00841 | PROPERTY TRANSFER | 100.0 |
| PETERS EDITH | PETERS EDITH & JAMES R | 1 | 05/26/2006 | WD | 03-ARM'S LENGTH | 168/1868 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44991 US HIGHWAY 41

Owner's Name/Address

ALA ANDREW J
44991 US HWY 41
CHASSELL MI 49916

Tax Description

P5-20-12
SEC 20 T54N R33W
A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 1, SECTION 20, T54N, R33W, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN
DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20 THENCE S. 88° 53' 11" E.
2335.56 FEET ALONG THE NORTH LINE OF SAID SECTION 20 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING S. 88° 53' 11" E.
302.91 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 TO
THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE S. 88° 54' 08" E. 86.71 FEET ALONG THE NORTH LINE
OF SAID GOVERNMENT LOT 1 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 02/28/2022
MAP #:
2024 Est TCV 203,758 TCV/TFA: 101.68

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 11/21/1991 | 91-270 | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF WATER | 186.00 | 344.00 | 1.0000 | 1.0000 | 82 | 100 | | 15,252 |
| 186 Actual Front Feet, 1.47 Total Acres | | | | | | | Total Est. Land Value = | 15,252 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2880 | 38 | 3,327 |
| Wood Frame | 22.09 | 400 | 46 | 4,065 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,392 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,626 | 94,253 | 101,879 | | | 98,771C |
| 2023 | 7,626 | 86,442 | 94,068 | | | 94,068S |
| 2022 | 6,974 | 75,809 | 82,783 | | | 66,163C |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1991 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

Doors: | | Solid | | H.C.

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1336 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 37
Floor Area: 2,004
Total Base New : 292,453 E.C.F.
Total Depr Cost: 184,246 X 0.983
Estimated T.C.V: 181,114

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | CPP |
| 150 | WGEP (1 Story) |
| 42 | CPP |
| 30 | CPP |
| 36 | CCP (1 Story) |

**(17) Garage**

Year Built: 1961
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: 552
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1991
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1336 SF Floor Area = 2004 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 1,336 | | |
| | | | Total: | 239,812 | 151,082 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,578 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,865 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,999 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,656 |
| Porches | | | | | |
| CPP | | | 36 | 941 | 593 |
| WGEP (1 Story) | | | 150 | 12,209 | 7,692 |
| CPP | | | 42 | 1,052 | 663 |
| CPP | | | 30 | 818 | 515 |
| CCP (1 Story) | | | 36 | 1,133 | 714 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 552 | 23,604 | 14,871 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,656 |
| Door Opener | | | 2 | 1,070 | 674 |
| | | | Totals: | 292,453 | 184,246 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 181,114

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-015-25 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. |
|---|---|---|---|---|---|---|---|---|
| | | 143,000 | 11/01/1998 | WD | 03-ARM'S LENGTH | 145:536 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22399 BROEMER RD

**Owner's Name/Address**

FRANTTI JAMES L & PATRICIA ET AL
22399 BROEMER RD
CHASSELL MI 49916

**Tax Description**

P5-20-12A SEC 20 T54N R33W PAR OF LAND IN THE N 482.32' OF GOV'T LOT 1 OF SEC 20, LYING W OF HWY 41 D/F:
COM AT SEC COR COM TO SECS 17, 18, 19, &20, LYING IN CTR OF BROEMER RD, TH E 1319.60' TO NW COR OF GOV'T LOT 1, TH CONT E 747.40' TO POB,
TH CONT S88*53'11"E 269.62';
TH S 01*04'22"W20' E 175.95'L;
TH N88*49'20"W 269.62';
TH N 01*04'22"W DEG 20' W 175.95' TO POB.

20 FT STRIP ALG W ADDED TO PROPERTY FOR 2022 ROLL FROM 010-220-015-00

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/30/1998

MAP #:

2024 Est TCV 334,402 TCV/TFA: 178.82

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/27/2009 | DATA ENTER |
| JR | 08/12/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.081 | Acres | 12,775 | 100 | | 13,810 |
| | | | 1.08 | Total Acres | | Total Est. Land Value = | | 13,810 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 32.98 | 160 | 46 | 2,427 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,427 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,905 | 160,296 | 167,201 | | | 114,864C |
| 2023 | 5,181 | 146,145 | 151,326 | | | 109,395C |
| 2022 | 5,181 | 128,057 | 133,238 | | | 104,186C |
| 2021 | 5,650 | 128,224 | 133,874 | | | 100,686C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1116 S.F.
Crawl: 0 S.F.
Slab: 274 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 120 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| 2 | 2 Fixture Bath |
| 1 | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Direct-Vented Gas |

Class: BC
Effec. Age: 14
Floor Area: 1,870
Total Base New : 376,355 E.C.F.
Total Depr Cost: 323,667 X 0.983
Estimated T.C.V: 318,165

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | CPP |

**(17) Garage**

Year Built: 1993
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: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls BC Blt 1992
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1390 SF Floor Area = 1870 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 960 | | |
| 1 Story | Siding | Basement | 156 | | |
| 1 Story | Siding | Slab | 274 | | |
| | | | Total: | 304,412 | 261,795 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 120 | 6,293 | 5,412 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 5,750 |
| 2 Fixture Bath | | | 2 | 8,960 | 7,706 |
| Softener, Auto | | | 1 | 2,282 | 1,963 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,744 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,459 |
| Porches | | | | | |
| CPP | | | 48 | 1,349 | 1,160 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 20,879 |
| Door Opener | | | 2 | 1,070 | 920 |
| Fireplaces | | | | | |
| Exterior 1 Story | | | 1 | 8,346 | 7,178 |
| Direct-Vented Gas | | | 1 | 4,304 | 3,701 |
| | | | Totals: | 376,355 | 323,667 |

Notes: MODERN 2 STRY
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 318,165

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-016-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22263 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HUGHES PAUL & JODY<br>22263 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 179,534 TCV/TFA: 99.41 | | | | | |

X Improved | Vacant

Taxpayer's Name/Address

HUGHES PAUL & JODY
22263 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-20-13 SEC 20 T54N R33W PART OF GOV'T LOT 1 D/F, COM AT NW COR OF GOV'T LOT 1 TH E 417.4' TH S 417.4' TH W 417.4' TH N 417.4' TO POB. 4 A.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/12/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |
| WK | 12/07/2010 | INSPECTED |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 4.000 Acres | | 7,000 | 100 | | 28,000 |
| | | | 4.00 Total Acres | | Total Est. Land Value = | | | 28,000 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,000 | 75,767 | 89,767 | | | 31,928C |
| 2023 | 12,000 | 69,272 | 81,272 | | | 30,408C |
| 2022 | 12,000 | 60,699 | 72,699 | | | 28,960C |
| 2021 | 9,000 | 60,779 | 69,779 | | | 28,035C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 4 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | Plaster |
| X | 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: Plywood
Other: Laminate
Other: Carpeted

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 1260 S.F.
Crawl: 0 S.F.
Slab: 302 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 1,562
Total Base New : 233,161 E.C.F.
Total Depr Cost: 135,945 X 0.983
Estimated T.C.V: 133,634

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 126 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |
| 456 | Treated Wood |

**(17) Garage**

Year Built: 1940
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: 220
% Good: 10
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 100
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 1940
(11) Heating System: Forced Hot Water
Ground Area = 1562 SF Floor Area = 1562 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 | Slab | 254 | | | |
| 1 Story | Siding | Basement | 1,260 | | | |
| 1 Story | Siding | Slab | 48 | | | |
| | | | Total: | 191,634 | 116,897 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,716 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,543 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 126 | 10,094 | 6,157 | |
| WGEP (1 Story) | | | 48 | 5,340 | 3,257 | |
| Deck | | | | | | |
| Treated Wood | | | 456 | 6,794 | 4,144 | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 220 | 11,002 | 1,100 | *1 |
| Carports | | | | | | |
| Aluminum | | | 100 | 1,314 | 131 | *1 |
| | | | Totals: | 233,161 | 135,945 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 133,634

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 244 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 59
Floor Area: 244
Total Base New : 37,533 E.C.F.
Total Depr Cost: 16,889 X 0.983
Estimated T.C.V: 16,602

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls D Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 244 SF Floor Area = 244 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 | 244 | | |
| | | | Total: | 37,533 | 16,889 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 37,533 | 16,889 |

Notes: COTTAGE
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 16,602

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-017-00 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**

44897 US HIGHWAY 41

**Owner's Name/Address**

KOSKI CLARK P
KOSKI SHAUN&VANDERPLOEG JESSICA; LB
44897 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

SEC 20 T54N R33W GOV'T LOT 1
LYING W OF US-41; COM @ SW COR OF GOV'T LOT 1; TH N 510' TH E 1141.94' TO POB; TH ALG S LN OF N 327.68' OF THE S 837.68'; TH N 200'; TH E 246.50'; TH N TO N LN OF N 327.68' OF S 837.68' TH W TO W LN OF GOV'T LOT 1;TH S TO POB. 9.36 A M/L
&
COM @ SW COR OF GOVLOT 1; TH N 510'; TH E 1141.94' TO POB; TH N 100'; TH E 246.50' TO W ROW OF US-41; TH S 100'; TH W 246.50' TO POB. .57 A M/L

010-220-017-60 COMBINED INTO THIS PARCEL FOR 2023

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 09/24/2018
MAP #: P5-20-14
2024 Est TCV 174,738 TCV/TFA: 115.26

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 9.930 | Acres | 4,516 | 100 | | 44,848 |
| | | | 9.93 | Total Acres | | | Total Est. Land Value = | 44,848 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,424 | 64,945 | 87,369 | | | 47,237C |
| 2023 | 15,954 | 59,499 | 75,453 | | | 44,988C |
| 2022 | 15,574 | 55,535 | 71,109 | | | 42,466C |
| 2021 | 13,254 | 55,638 | 68,892 | | | 41,110C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Poor

**Room List**
Basement
5 1st Floor
2nd Floor
2 Bedrooms

**(1) Exterior**
X Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

X Wood Sash
Metal Sash
Vinyl Sash
X Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable<br>Hip<br>Flat | | Gambrel<br>Mansard<br>Shed |

X Asphalt Shingle

Chimney: Brick

**(3) Roof (cont.)**
Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**
Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**
Basement: 0 S.F.
Crawl: 1516 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:

**(11) Heating/Cooling**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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

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**
Public Water
Public Sewer
1 Water Well
1 1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

**(15) Built-ins**
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

**(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

Class: C
Effec. Age: 41
Floor Area: 1,516
Total Base New : 223,957 E.C.F.
Total Depr Cost: 132,136 X 0.983
Estimated T.C.V: 129,890

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 128 | WGEP (1 Story) |

**(17) Garage**
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: 1
Mech. Doors: 0
Area: 450
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1516 SF Floor Area = 1516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,516 | | |
| | | | Total: | 188,672 | 111,317 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,551 |
| Porches | | | | | |
| WGEP (1 Story) | | | 128 | 11,167 | 6,589 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 450 | 18,365 | 10,835 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,281 |
| Door Opener | | | 1 | 535 | 316 |
| | | | Totals: | 223,957 | 132,136 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 129,890

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-017-50 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. |
|---|---|---|---|---|---|---|---|---|
| JOHNSON LORRAINE ET AL | PLEIMLING MICHELLE | 40,000 | 09/03/2020 | WD | 03-ARM'S LENGTH | 2020/04888 | PROPERTY TRANSFER | 100.0 |
| KOSKI FRANK & JUNE | KOSKI FRANK & JUNE ETAL | 0 | 02/18/1986 | QC | 21-NOT USED/OTHER | 2009/00172 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44893 US HIGHWAY 41

**Owner's Name/Address**

PLEIMLING MICHELLE
44893 US HWY 41
CHASSELL MI 49916

**Tax Description**

P5-20-14B SEC 20 T54N R33W PRT N 327.68' OF S 837.68' OF GOV'T LOT 1, COM SW COR OF GOV'T LOT 1, TH N 510', TH E 1141.94' ALONG S LINE OF N 327.68' OF S 837.68', TH N 100' TO POB, TH N 100', TH E 246.50' TO W R/W US 41, TH S 100', TH W 246.50' TO POB. .57 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/21/2020

MAP #:

2024 Est TCV 31,691 TCV/TFA: 34.30

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| JR | 09/14/2010 | INSPECTED |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF WATER | 100.00 | 246.50 | 1.0000 | 1.0000 | 82 | 100 | | 8,200 |
| 100 Actual Front Feet, 0.57 Total Acres | | | | | | | Total Est. Land Value = | 8,200 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.69 | 96 | 74 | 1,825 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,825 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,100 | 11,746 | 15,846 | | | 13,884C |
| 2023 | 4,100 | 10,968 | 15,068 | | | 13,223C |
| 2022 | 2,741 | 9,853 | 12,594 | | | 12,594S |
| 2021 | 3,221 | 9,257 | 12,478 | | | 12,478S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1984 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| X | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Fair
Effec. Age: 30
Floor Area:
Total Base New : 55,420 E.C.F.
Total Depr Cost: 19,397 X 1.117
Estimated T.C.V: 21,666

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | WPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Fair Blt 1984
(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 924 | | |
| | | | Total: | 46,168 | 16,159 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 1,559 |
| Water Well, 50 Feet | | | 1 | 2,530 | 885 |
| Porches | | | | | |
| WPP | | | 72 | 2,269 | 794 |
| | | | Totals: | 55,420 | 19,397 |

Notes:

ECF (LAKE) 1.117 => TCV: 21,666

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| KREHER DONALD L & CAROL S | FAY ROGER G & LISA S | 137,000 | 07/16/2013 | WD | 03-ARM'S LENGTH | 2013/04107 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address
44795 US HIGHWAY 41

Owner's Name/Address
FAY ROBERT G & LISA S
44795 US HIGHWAY 41
CHASSELL MI 49916

Tax Description
P5-20-14A SEC 20 T54N R33W SOUTH 510' OF THAT PART OF GOV'T LOT 1 LYING WEST OF THE WEST ROW OF HWY US 41. 14.85 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 07/16/2013
MAP #:
2024 Est TCV 366,656 TCV/TFA: 182.96

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/03/2020 | 2020-010-302 | FOUNDATION |
| ADDITION | 06/30/2014 | 14-125 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 14.850 Acres | | 3,814 | 100 | | 56,640 |
| | | | 14.85 Total Acres | | Total Est. Land Value = | | | 56,640 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 1000 | 59 | 1,794 |
| D/W/P: 4in Ren. Conc. | 8.00 | 400 | 20 | 640 |
| Wood Frame | 37.05 | 48 | 89 | 1,582 |
| Wood Frame | 28.90 | 96 | 84 | 2,330 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,346 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,320 | 155,008 | 183,328 | | | 151,190C |
| 2023 | 20,850 | 141,746 | 162,596 | | | 143,991C |
| 2022 | 20,850 | 124,245 | 145,095 | | | 137,135C |
| 2021 | 15,940 | 101,179 | 117,119 | | | 111,782C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1608 S.F.
Crawl: 396 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 |
| 1560 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 36
Floor Area: 2,004
Total Base New : 353,171 E.C.F.
Total Depr Cost: 226,030 X 0.983
Estimated T.C.V: 222,187

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | CPP |
| 36 | 4in Concrete |
| 232 | Treated Wood |
| 60 | Brzwy, FW |

**(17) Garage**

Year Built: 1960
Car Capacity: 1
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2004 SF Floor Area = 2004 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 | 1,608 | | |
| 1 Story | Siding | Crawl Space | 396 | | |
| | | | Total: | 265,675 | 170,032 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1560 | 54,740 | 35,034 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,683 |
| Porches | | | | | |
| CPP | | | 48 | 1,149 | 735 |
| 4in Concrete | | | 36 | 288 | 184 |
| Deck | | | | | |
| Treated Wood | | | 232 | 4,473 | 2,863 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 384 | 16,497 | 10,558 |
| Common Wall: 1/2 Wall | | | 1 | -1,083 | -693 |
| Breezeways | | | | | |
| Frame Wall | | | 60 | 4,042 | 2,587 |
| | | | Totals: | 353,171 | 226,030 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 222,187

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2021 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 0
Total Base New : 82,918 E.C.F.
Total Depr Cost: 81,260 X 0.983
Estimated T.C.V: 79,879

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 2600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH 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: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 1,049 |
| Base Cost | | | 2600 | 81,848 | 80,211 |
| | | | Totals: | 82,918 | 81,260 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 79,879

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Farm (Sun) Shelter | | | | |
| Year Built | 2019 | | | | |
| Class/Construction | D,Frame | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | No-Wall, 88 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | (L or Odd Shaped) 384 | | | | |
| Cost New | $ 1,736 | | | | |
| Phy./Func./Econ. %Good | 94/100/100 94.0 | | | | |
| Depreciated Cost | $ 1,632 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 94 | | | | |
| Est. True Cash Value | $ 1,604 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 1604 / All Cards: 1604 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-019-00 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 | 06/01/1998 | WD | 03-ARM'S LENGTH | 143:510 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

BROEMER RD

Owner's Name/Address

SALO DONALD B
44944 OLD ORCHARD LN
CHASSELL MI 49916

Tax Description

P5-20-15 SEC 20 T54N R33W
PART OF NW 1/4 OF NW 1/4 SEC 20 T54N R33W D/F,
COMMENCING AT NW COR SEC 20, TH S 0 DEG 22' E ALONG SEC LINE ON W SIDE OF SEC 20 A DISTANCE OF 333' TO POB,
TH S 0 DEG 22' E ALONG SEC LINE ON W SIDE OF SEC 20 A DISTANCE OF 985.1';
TH E 1319.3' TO 1/16 COR TH N 0 DEG 22' W 985.4',
TH W 1319.8' PARALLEL WITH SEC LINE TO POB.
EXC PARCEL P5-20-15G CONT 26.80 A M/L

Comments/Influences

Class: TIMBER CUTOVER-IMP Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 34,954

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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
JR 09/14/2010 INSPECTED
TH 10/27/2010 DATA ENTER

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 26.800 | Acres | 1,304 | 100 | | 34,954 |
| | | | 26.80 | Total Acres | | Total Est. Land Value = | | 34,954 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,477 | 0 | 17,477 | | | 5,215C |
| 2023 | 17,150 | 0 | 17,150 | | | 4,967C |
| 2022 | 16,400 | 0 | 16,400 | | | 4,731C |
| 2021 | 16,480 | 0 | 16,480 | | | 4,580C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-019-10 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44944 OLD ORCHARD LN | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SALO DONALD B & CHRISTINE A<br>44944 OLD ORCHARD LN<br>CHASSELL MI 49916 | 2024 Est TCV 258,400 TCV/TFA: 200.31 | | | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-20-15G SEC 20 T54N R33W PARCEL OF LAND IN NW 1/4 OF NW 1/4 D/F; COMM TO THE SEC COR COMMON TO SECS 17, 18, 19 & 20; TH S 0 DEG 24' E 333.00' ALONG SEC LINE TO POB; TH S 0 DEG 24' E 338.90'; TH E 400'; TH N 0 DEG 24' W 338.90'; TH W 400' TO POB CONT 3.11A

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 3.110 Acres | | 7,859 | 100 | | 24,440 |
| | | | 3.11 Total Acres | | Total Est. Land Value = | | | 24,440 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,220 | 116,980 | 129,200 | | | 29,899C |
| 2023 | 10,665 | 106,605 | 117,270 | | | 28,476C |
| 2022 | 10,665 | 93,390 | 104,055 | | | 27,120C |
| 2021 | 8,333 | 93,576 | 101,909 | | | 26,254C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1988 | 0 |

Condition: Average

Room List

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1280 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 960 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 1,290
Total Base New : 276,751 E.C.F.
Total Depr Cost: 238,006 X 0.983
Estimated T.C.V: 233,960

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | WGEP (1 Story) |
| 288 | Treated Wood |

**(17) Garage**

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: 768
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1988
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1280 SF Floor Area = 1290 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 | 1,280 | | |
| 0.5 Story | Siding | Overhang | 20 | | |
| | | | Total: | 195,698 | 168,301 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 960 | 33,686 | 28,970 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| WGEP (1 Story) | | | 32 | 4,764 | 4,097 |
| Deck | | | | | |
| Treated Wood | | | 288 | 5,149 | 4,428 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 768 | 29,660 | 25,508 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,260 |
| Door Opener | | | 1 | 535 | 460 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,147 |
| | | | Totals: | 276,751 | 238,006 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 233,960

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22115 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| JUNTIKKA JEAN, LADY BIRD<br>JUNTIKKA RONALD P ET AL<br>22115 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 8,970 | | | | | |

Improved | X | Vacant

Public Improvements

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

Taxpayer's Name/Address

JUNTIKKA WM & JEAN
22115 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-20-15A SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 SEC 20 T54N R33W D/F, COMMENCING AT NW COR SEC 20, TH E ALONG SEC LINE 720', TH S 0 DEG 22'E 33' TO POB TH S 0 DEG 22' E 300', TH W 100', TH N 0 DEG 22' W 300', TH E 100' TO POB. .78 A.

Comments/Influences

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 | Acres | 13,000 | 100 | | 8,970 |
| | | | 0.69 | Total Acres | | Total Est. Land Value = | | 8,970 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 0 | 4,485 | | | 1,533C |
| 2023 | 3,317 | 0 | 3,317 | | | 1,460C |
| 2022 | 3,317 | 0 | 3,317 | | | 1,391C |
| 2021 | 3,899 | 0 | 3,899 | | | 1,347C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 06/01/1998 | WD | 03-ARM'S LENGTH | 143:506 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

BROEMER RD

Owner's Name/Address

WHITING DIANA L
22043 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-20-15C SEC 20 T54N R33W
PART OF NW 1/4 OF NW 1/4 SEC 20 T54N R33W D/F,
COMMENCING AT NW COR SEC 20, TH E ALONG SEC LINE 420', TH S 0 DEG 22'E 33' POB,
TH S 0 DEG 22' E 300', TH W 100', TH N 0 DEG 22' W 300', TH E 100' TO POB. .78 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/11/2021

MAP #:

2024 Est TCV 8,970

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 0.690 Acres | | 13,000 | 100 | | 8,970 |
| | | | 0.69 Total Acres | | Total Est. Land Value = | | | 8,970 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 0 | 4,485 | | | 3,482C |
| 2023 | 3,317 | 0 | 3,317 | | | 3,317S |
| 2022 | 3,317 | 0 | 3,317 | | | 3,317S |
| 2021 | 4,140 | 0 | 4,140 | | | 1,007C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-022-00 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 | 06/01/1998 | WD | 03-ARM'S LENGTH | 143:506 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22043 BROEMER RD

Owner's Name/Address

WHITING DIANA L
22043 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-20-15D SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 SEC 20 T54N R33W D/F, COMMENCING AT NW COR SEC 20, TH E ALONG SEC LINE 320', TH S 0 DEG 22'E 33' POB, TH S 0 DEG 22' E 300', TH W 100', TH N 0 DEG 22' W 300', TH E 100' TO POB. .78 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/11/2021

MAP #:

2024 Est TCV 79,367 TCV/TFA: 103.34

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 | Acres | 13,000 | 100 | | 8,970 |
| | | | 0.69 | Total Acres | | Total Est. Land Value = | | 8,970 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 35,199 | 39,684 | | | 35,063C |
| 2023 | 3,317 | 59,973 | 63,290 | 35,717D | | 33,394C |
| 2022 | 3,317 | 52,538 | 55,855 | 31,804D | | 31,804S |
| 2021 | 3,899 | 52,636 | 56,535 | | | 25,361C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1953 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable Hip Flat | | Gambrel Mansard Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas Wood | X | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 54
Floor Area: 768
Total Base New : 155,687 E.C.F.
Total Depr Cost: 71,614 X 0.983
Estimated T.C.V: 70,397

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 88 | WGEP (1 Story) |
| 91 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1953
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: 1
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1953
(11) Heating System: Forced Hot Water
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 768 | | |
| | | | Total: | 108,721 | 50,011 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 201 | 92 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,048 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,164 |
| Porches | | | | | |
| WGEP (1 Story) | | | 88 | 7,950 | 3,657 |
| WGEP (1 Story) | | | 91 | 8,133 | 3,741 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 484 | 21,596 | 9,934 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,103 | 967 |
| | | | Totals: | 155,687 | 71,614 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 70,397

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 06/01/1998 | WD | 03-ARM'S LENGTH | 143:508 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| OLD ORCHARD LN | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SALO DONALD B & CHRISTINE A<br>44944 OLD ORCHARD LN<br>CHASSELL MI 49916 | 2024 Est TCV 8,970 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 | Acres | 13,000 | 100 | | 8,970 |
| | | | 0.69 | Total Acres | | Total Est. Land Value = | | 8,970 |

Public Improvements

- 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

Tax Description

P5-20-15E SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4
SEC 20 T54N R33W D/F, COMMENCING AT NW COR SEC 20,
TH E ALONG SEC LINE 220',
TH S 0 DEG 22'E 33' POB, TH S 0 DEG 22' E 300', TH W 100', TH N 0 DEG 22' W 300',
TH E 100' TO POB. .78 A.

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 0 | 4,485 | | | 1,726C |
| 2023 | 3,317 | 0 | 3,317 | | | 1,644C |
| 2022 | 3,317 | 0 | 3,317 | | | 1,566C |
| 2021 | 3,899 | 0 | 3,899 | | | 1,516C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-024-00 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 | 12/01/1997 | WD | 03-ARM'S LENGTH | 142:37 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| OLD ORCHARD LN | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SALO DONALD B & CHRISTINE A<br>44944 OLD ORCHARD LN<br>CHASSELL MI 49916 | 2024 Est TCV 7,800 | | | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.600 | Acres | 13,000 | 100 | | 7,800 |
| | | | 0.60 | Total Acres | | Total Est. Land Value = | | 7,800 |

Tax Description

P5-20-15F SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 SEC 20 T54N R33W D/F, COMMENCING AT NW COR SEC 20, TH E ALONG SEC LINE 120', TH S 0 DEG 22'E 33' POB, TH S 0 DEG 22' E 300', TH W 87', TH N 0 DEG 22' W 300', TH E 87' TO POB. .78 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,900 | 0 | 3,900 | | | 2,186C |
| 2023 | 2,885 | 0 | 2,885 | | | 2,082C |
| 2022 | 2,885 | 0 | 2,885 | | | 1,983C |
| 2021 | 3,390 | 0 | 3,390 | | | 1,920C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-025-00 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. |
|---|---|---|---|---|---|---|---|---|
| ELMER MARK & OLIVER DEBRA | CLAYTON JULIA L | 215,500 | 06/25/2014 | WD | 03-ARM'S LENGTH | 2014/03168 | DEED | 100.0 |
| JOHNSON STEVEN & CONSTANCE | ELMER MARK & OLIVER DEBRA | 98,000 | 09/30/2013 | WD | 03-ARM'S LENGTH | 2013/05939 | DEED | 100.0 |
| | | 78,000 | 07/01/1996 | WD | 03-ARM'S LENGTH | 136:51 | DEED | 0.0 |
| | | | | | | | | |

Property Address

22243 BROEMER RD

Owner's Name/Address

CLAYTON JULIA L
22243 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-20-16 SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 D/F FROM NW COROF SEC 24 GO E ALONG SEC LINE 1320', TH S 0 DEG 20' E 33' TO POB OF PARCEL TO BE DESC, TH S 0 DEG 20' E 300', TH W 99.8', TH N 0 DEG 22' W 300', TH E 100' TO POB. .78 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/25/2014

MAP #:

2024 Est TCV 206,542 TCV/TFA: 112.25

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| X | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP[ | 08/01/2005 | INSPECTED |
| JR | 08/12/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 | Acres | 13,000 | 100 | | 8,970 |
| | | | 0.69 | Total Acres | | | Total Est. Land Value = | 8,970 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 120 | 84 | 806 |
| Wood Frame | 34.33 | 64 | 95 | 2,087 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,893 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 98,786 | 103,271 | | | 91,078C |
| 2023 | 3,317 | 90,447 | 93,764 | | | 86,741C |
| 2022 | 3,317 | 79,294 | 82,611 | | | 82,611S |
| 2021 | 3,899 | 87,563 | 91,462 | | | 80,252C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1972 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Hardwood
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 840 S.F.
Crawl: 0 S.F.
Slab: 500 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| 200 | Recreation | SF |
| 470 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 36
Floor Area: 1,840
Total Base New : 309,445 E.C.F.
Total Depr Cost: 198,046 X 0.983
Estimated T.C.V: 194,679

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | CPP |
| 28 | CPP |

**(17) Garage**

Year Built: 1972
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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1972
(11) Heating System: Forced Hot Water
Ground Area = 1340 SF Floor Area = 1840 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 | Brick | Basement | 840 | | |
| 2 Story | Brick | Slab | 500 | | |
| | | | Total: | 245,629 | 157,203 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 200 | 3,784 | 2,422 |
| Basement Living Area | | | 470 | 16,492 | 10,555 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,683 |
| Porches | | | | | |
| CPP | | | 30 | 818 | 524 |
| CPP | | | 28 | 773 | 495 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 15,538 |
| Door Opener | | | 1 | 535 | 342 |
| Built-Ins | | | | | |
| Sauna | | | 1 | 6,499 | 4,159 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,598 |
| Local Cost Items | | | | | |
| BSMT ENTR SHELTER | | | 25 | 750 | 480 |
| | | | Totals: | 309,445 | 198,046 |

Notes: COLONIAL
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 194,679

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-026-00 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 | 11/01/1996 | WD | 03-ARM'S LENGTH | 138:469 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22221 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SALO CAROL J<br>22221 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 201,651 TCV/TFA: 117.65 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 Acres | | 13,000 | 100 | | 8,970 |
| | | | 0.69 Total Acres | | | Total Est. Land Value = | | 8,970 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.90 | 96 | 46 | 1,276 |
| Wood Frame | 38.41 | 24 | 46 | 424 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,700 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-20-17 SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 D/F FROM NW COROF SEC 20 GO E ALONG SEC LINE 1220', TH S 0 DEG 22' E 33' TO POB OF PARCEL TO BE DESC, TH S 0 DEG 22' E 300', TH W 100', TH N 0 DEG 22' W 300', TH E 100' TO POB. .77 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 08/12/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 96,341 | 100,826 | | | 57,654C |
| 2023 | 3,317 | 88,056 | 91,373 | | | 54,909C |
| 2022 | 3,317 | 77,158 | 80,475 | | | 52,295C |
| 2021 | 3,899 | 77,257 | 81,156 | | | 50,625C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2

| Yr Built | Remodeled |
|---|---|
| 1946 | 1971 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 1188 S.F.
Crawl: 90 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 1,714
Total Base New : 273,639 E.C.F.
Total Depr Cost: 194,284 X 0.983
Estimated T.C.V: 190,981

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 184 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1946
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: 624
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 Cls C Blt 1946
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1278 SF Floor Area = 1714 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 | 460 | | |
| 2 Story | Siding | Basement | 338 | | |
| 1.25 Story | Siding | Basement | 390 | | |
| 1 Story | Siding | Crawl Space | 90 | | |
| | | | Total: | 218,967 | 155,466 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,779 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,228 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 |
| Porches | | | | | |
| WGEP (1 Story) | | | 184 | 14,036 | 9,966 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 624 | 25,659 | 18,218 |
| Door Opener | | | 1 | 535 | 380 |
| | | | Totals: | 273,639 | 194,284 |

Notes: COLONIAL
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 190,981

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-027-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 11/01/1996 | WD | 03-ARM'S LENGTH | 138:469 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22221 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SALO CAROL J<br>22221 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 8,970 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 | Acres | 13,000 | 100 | | 8,970 |
| | | | 0.69 | Total Acres | | Total Est. Land Value = | | 8,970 |

Public Improvements

- 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

Tax Description

P5-20-17A SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 SEC 20 T54N R33W D/F, COMMENCING AT NW COR SEC 20, TH E ALONG SEC LINE 1120', TH S 0 DEG 22' E 33' POB, TH S 0 DEG 22' E 300', THW 100', TH N 0 DEG 22' W 300', TH E 100' TO POB. .78 A.

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 0 | 4,485 | | | 2,694C |
| 2023 | 3,317 | 0 | 3,317 | | | 2,566C |
| 2022 | 3,317 | 0 | 3,317 | | | 2,444C |
| 2021 | 3,899 | 0 | 3,899 | | | 2,366C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-028-00 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 | 11/01/1996 | WD | 03-ARM'S LENGTH | 137:757 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22189 BROEMER RD

Owner's Name/Address

KINNUNEN AILIE E & LARRY V
22189 BROEMER RD
CHASSELL MI 49916

Taxpayer's Name/Address

KINNUNEN AILIE E & LARRY V
22189 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-20-18 SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 D/F FROM NW COROF SEC. 20 GO E ALONG SEC. LINE 1020' TH S 0 DEG 22' E 33' TO POB OF PARCEL TO BE DESC, TH S 0 DEG 22' E 300', TH W 100', TH N 0 DEG 22' W 300', TH E 100' TO POB. .77 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 118,170 TCV/TFA: 104.67

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/12/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 | Acres | 13,000 | 100 | | 8,970 |
| | | | 0.69 | Total Acres | | Total Est. Land Value = | | 8,970 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Metal Prefab | 14.39 | 360 | 46 | 2,383 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,383 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 54,600 | 59,085 | | | 34,663C |
| 2023 | 3,317 | 49,942 | 53,259 | | | 33,013C |
| 2022 | 3,317 | 43,776 | 47,093 | | | 31,441C |
| 2021 | 3,899 | 43,787 | 47,686 | | | 30,437C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1948 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Laminate
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1129 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,129
Total Base New : 153,049 E.C.F.
Total Depr Cost: 108,664 X 0.983
Estimated T.C.V: 106,817

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 21 | CPP |
| 30 | CPP |
| 150 | Treated Wood |

**(17) Garage**

Year Built: 1970
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 416
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 1948
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1129 SF Floor Area = 1129 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,129 | | |
| | | | Total: | 128,214 | 91,031 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,162 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,796 |
| Porches | | | | | |
| CPP | | | 30 | 770 | 547 |
| CPP | | | 21 | 542 | 385 |
| Deck | | | | | |
| Treated Wood | | | 150 | 3,278 | 2,327 |
| Garages | | | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 416 | 13,262 | 9,416 |
| | | | Totals: | 153,049 | 108,664 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 106,817

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-029-00 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 | 11/01/1996 | WD | 03-ARM'S LENGTH | 137:757 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22189 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KINNUNEN AILIE E & LARRY V<br>22189 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 8,970 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 | Acres | 13,000 | 100 | | 8,970 |
| | | | 0.69 | Total Acres | | Total Est. Land Value = | | 8,970 |

Taxpayer's Name/Address

KINNUNEN AILIE E & LARRY V
22189 BROEMER RD
CHASSELL MI 49916

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Tax Description

P5-20-18A SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 SEC 20 T54N R33W D/F, COMMENCING AT NW COR SEC 20, TH E ALONG SEC LINE 920', TH S 0 DEG 22'E 33' POB, TH S 0 DEG 22' E 300', TH W 100', TH N 0 DEG 22' W 300', TH E 100' TO POB. .78 A.

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 |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 0 | 4,485 | | | 1,726C |
| 2023 | 3,317 | 0 | 3,317 | | | 1,644C |
| 2022 | 3,317 | 0 | 3,317 | | | 1,566C |
| 2021 | 3,899 | 0 | 3,899 | | | 1,516C |

Who When What

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-030-00 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 | 11/01/1996 | WD | 03-ARM'S LENGTH | 137:757 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22189 BROEMER RD

**Owner's Name/Address**

KINNUNEN AILIE E & LARRY V
22189 BROEMER RD
CHASSELL MI 49916

**Taxpayer's Name/Address**

KINNUNEN AILIE E & LARRY V
22189 BROEMER RD
CHASSELL MI 49916

**Tax Description**

P5-20-18B SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 SEC 20 T54N R33W D/F, COMMENCING AT NW COR SEC 20, TH E ALONG SEC LINE 820', TH S 0 DEG 22'E 33' POB, TH S 0 DEG 22' E 300', TH W 100', TH N 0 DEG 22' W 300', TH E 100' TO POB. .78 A.

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 8,970

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 | Acres | 13,000 | 100 | | 8,970 |
| | | | 0.69 | Total Acres | | Total Est. Land Value = | | 8,970 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 0 | 4,485 | | | 1,726C |
| 2023 | 3,317 | 0 | 3,317 | | | 1,644C |
| 2022 | 3,317 | 0 | 3,317 | | | 1,566C |
| 2021 | 3,899 | 0 | 3,899 | | | 1,516C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-031-00 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 |
|---|---|---|---|---|---|---|
| 22115 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| JUNTIKKA JEAN, LADY BIRD<br>JUNTIKKA RONALD P ET AL<br>22115 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 8,970 | | | | | |

Improved | X | Vacant

Public Improvements

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

Taxpayer's Name/Address

JUNTIKKA WM & JEAN
22115 BROEMER RD
CHASSELL MI 49916

Tax Description

P5-20-19 SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 D/F FROM NW COROF SEC 24 GO E ALONG SEC LINE 520', TH S 0 DEG 22' E 33' TO POB OF PARCEL TO BE DESC, TH S 0 DEG 22' E 300', TH W 100', TH N 0 DEG 22' W 300', TH E 100' TO POB. .77 A.

Comments/Influences

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 | Acres | 13,000 | 100 | | 8,970 |
| | | | 0.69 | Total Acres | | Total Est. Land Value = | | 8,970 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 0 | 4,485 | | | 2,694C |
| 2023 | 3,317 | 0 | 3,317 | | | 2,566C |
| 2022 | 3,317 | 0 | 3,317 | | | 2,444C |
| 2021 | 3,899 | 0 | 3,899 | | | 2,366C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-032-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 22115 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| JUNTIKKA JEAN, LADY BIRD<br>JUNTIKKA RONALD P ET AL<br>22115 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 167,791 TCV/TFA: 135.75 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.690 Acres | | 13,000 | 100 | | 8,970 |
| | | | 0.69 Total Acres | | | Total Est. Land Value = | | 8,970 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 32.13 | 77 | 46 | 1,138 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,138 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-20-19A SEC 20 T54N R33W PART OF NW 1/4 OF NW 1/4 SEC 20 T54N R33W D/F, COMMENCING AT NW COR SEC 20, TH E ALONG SEC LINE 620', TH S 0 DEG 22'E 33' TO POB TH S 0 DEG 22' E 300', TH W 100', TH N 0 DEG 22' W 300', TH E 100' TO POB. .78 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 08/12/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 79,411 | 83,896 | | | 62,408C |
| 2023 | 3,317 | 72,614 | 75,931 | | | 59,437C |
| 2022 | 3,317 | 63,625 | 66,942 | | | 56,607C |
| 2021 | 3,899 | 63,715 | 67,614 | | | 54,799C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1947 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1236 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 1,236
Total Base New : 235,192 E.C.F.
Total Depr Cost: 160,410 X 0.983
Estimated T.C.V: 157,683

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 18 | WGEP (1 Story) |
| 260 | Vinyl |

**(17) Garage**

Year Built: 1947
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: 550
% Good: 46
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1947
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1236 SF Floor Area = 1236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Pine Logs | Basement | 1,236 | | | |
| | | | Total: | 181,893 | 129,144 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 550 | 23,546 | 10,831 | *4 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 240 | 13,810 | 9,115 | *6 |
| Porches | | | | | | |
| WGEP (1 Story) | | | 18 | 1,811 | 1,286 | |
| Deck | | | | | | |
| Vinyl | | | 260 | 6,742 | 4,787 | |
| | | | Totals: | 235,192 | 160,410 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 157,683

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-033-00 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. |
|---|---|---|---|---|---|---|---|---|
| MORRIS JACK SR & MARY LOU | MORRIS JACK E JR & BROOKE | 0 | 09/08/2015 | QC | 09-FAMILY | 2015/05643 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44740 OLD ORCHARD LN

Owner's Name/Address

MORRIS JACK E JR & BROOKE & KIRSTIN
1133 CURZON COURT, UNIT 104
HOWELL MI 48843-4192

Tax Description

P5-20-20
SEC 20 T54N R33W SW 1/4 OF NW 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/14/2015

MAP #:

2024 Est TCV 534,509 TCV/TFA: 287.99

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 32.32 | 448 | 81 | 11,728 |
| Wood Frame | 33.51 | 320 | 81 | 8,686 |
| Total Estimated Land Improvements True Cash Value = | | | | 20,414 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 225,255 | 267,255 | | | 102,008C |
| 2023 | 38,000 | 205,648 | 243,648 | | | 97,151C |
| 2022 | 38,000 | 180,202 | 218,202 | | | 92,525C |
| 2021 | 28,000 | 177,669 | 205,669 | | | 89,570C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 928 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| 3 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: B
Effec. Age: 9
Floor Area: 1,856
Total Base New : 443,758 E.C.F.
Total Depr Cost: 403,817 X 0.983
Estimated T.C.V: 396,952

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 352 | WGEP (1 Story) |
| 60 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 516
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 Cls B Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 928 SF Floor Area = 1856 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 | 928 | | |
| | | | Total: | 335,164 | 304,997 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 4,167 | 3,792 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 10,230 | 9,309 |
| 2 Fixture Bath | | | 1 | 6,820 | 6,206 |
| Ceramic Tile Floor | | | 3 | 5,357 | 4,875 |
| Vent Fan | | | 2 | 856 | 779 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,984 | 5,445 |
| Water Well, 50 Feet | | | 1 | 3,023 | 2,751 |
| Porches | | | | | |
| WGEP (1 Story) | | | 352 | 31,856 | 28,989 |
| WGEP (1 Story) | | | 60 | 8,936 | 8,132 |
| Garages | | | | | |
| Class: B Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 516 | 34,933 | 31,789 |
| Common Wall: 1 Wall | | | 1 | -3,568 | -3,247 |
| | | | Totals: | 443,758 | 403,817 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 396,952

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | Utility Lean-Tos | | | |
| Year Built | 1950 | 1950 | | | |
| Class/Construction | D,Frame | D,Pole | | | |
| Quality/Exterior | Average | Low Cost | | | |
| # of Walls, Perimeter | 4 Wall, 180 | 4 Wall, 72 | | | |
| Height | 14 | 10 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 28 x 62 = 1736 | 12 x 24 = 288 | | | |
| Cost New | $ 63,746 | $ 2,621 | | | |
| Phy./Func./Econ. %Good | 51/100/100 51.0 | 46/100/100 46.0 | | | |
| Depreciated Cost | $ 32,510 | $ 1,206 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | X 0.983 | | | |
| % Good | 51 | 46 | | | |
| Est. True Cash Value | $ 31,958 | $ 1,185 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 33143 / All Cards: 33143 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-034-00 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. |
|---|---|---|---|---|---|---|---|---|
| MORRIS JACK SR & MARY LOU | MORRIS JACK E JR & BROOKE | 0 | 09/08/2015 | QC | 09-FAMILY | 2015/05643 | DEED | 0.0 |
| | | 27,500 | 06/01/1993 | WD | 03-ARM'S LENGTH | 130:445 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

OLD ORCHARD LN

Owner's Name/Address

MORRIS JACK E JR & BROOKE & KIRSTIN
1133 CURZON CT APT 104
HOWELL MI 48843-4192

Tax Description

P5-20-21 SEC 20 T54N R33W
GOV'T LOT 2 LYING W OF US 41R/W LESS DSS & A RR R/W 1.86 A ALSO LESS HWY US 41 R/W 4.49 A CONT 49.45 A

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/14/2015

MAP #:

2024 Est TCV 94,395

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 49.450 Acres | | 1,909 | 100 | | 94,395 |
| | | | 49.45 Total Acres | | Total Est. Land Value = | | | 94,395 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 47,198 | 0 | 47,198 | | | 13,176C |
| 2023 | 46,978 | 0 | 46,978 | | | 12,549C |
| 2022 | 46,978 | 0 | 46,978 | | | 11,952C |
| 2021 | 30,906 | 0 | 30,906 | | | 11,571C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-035-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 150,000 | 11/01/1999 | WD | 03-ARM'S LENGTH | 149:281 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44732 US HIGHWAY 41

**Owner's Name/Address**

LEUKUMA ERIC L & NAOMI E
44732 US HIGHWAY 41
CHASSELL MI 49916

**Taxpayer's Name/Address**

LEUKUMA ERIC L & NAOMI E
44732 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-20-21A SEC 20 T54N R33W THE N 65' OF GOV'T LOT 2 LYING E OF US 41 R/W LESS DSS & A R/W. LOT 1 OF THE PALO PRIVATE PLAT. .42 A. M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/10/2000

MAP #:

2024 Est TCV 250,943 TCV/TFA: 199.16

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/22/1988 | 88-119 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/04/2009 | DATA ENTER |
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 65.00 | 281.46 | 1.0000 | 1.3698 | 554 | 100 | MBOR ROW LOST | 49,327 |
| 65 Actual Front Feet, 0.42 Total Acres | | | | | | | Total Est. Land Value = | 49,327 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,664 | 100,808 | 125,472 | | | 109,387C |
| 2023 | 24,664 | 91,916 | 116,580 | | | 104,179C |
| 2022 | 28,938 | 80,517 | 109,455 | | | 99,219C |
| 2021 | 31,164 | 80,676 | 111,840 | | | 96,050C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1988 | 1993 |

Condition: Average

**Room List**

| | |
|---|---|
| 4 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Softwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1260 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**

| | | |
|---|---|---|
| 900 | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 24
Floor Area: 1,260
Total Base New : 248,294 E.C.F.
Total Depr Cost: 205,103 X 0.983
Estimated T.C.V: 201,616

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | Treated Wood |

**(17) Garage**

Year Built: 2003
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: 832
% Good: 82
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1988
(11) Heating System: Forced Hot Water
Ground Area = 1260 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,260 | | | *8 |
| | | | Total: | 186,550 | 157,411 | |
| Other Additions/Adjustments | | | | | | |
| Recreation Room | | | 900 | 17,028 | 10,387 | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,154 | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,616 | |
| Separate Shower | | | 1 | 1,331 | 1,145 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 | |
| Deck | | | | | | |
| Treated Wood | | | 48 | 1,693 | 1,456 | *8 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 832 | 31,383 | 25,734 | *8 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,155 | |
| | | | Totals: | 248,294 | 205,103 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 201,616

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-036-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44724 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | ADDITION | 09/02/1992 | 92-321 | FOUNDATION |
| | P.R.E. 100% 02/21/1996 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KIILUNEN MARY ELAINE TRUST<br>44724 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 320,616 TCV/TFA: 148.92 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 100.00 | 248.92 | 1.0000 | 1.2882 | 554 | 100 | | 71,366 |
| LAKE - RR ROW | 30.35 | 105.27 | 1.0000 | 0.8377 | 554 | 100 | | 14,086 |
| 130 Actual Front Feet, 0.65 Total Acres | | | | | | | Total Est. Land Value = | 85,452 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 4,172.86 | 1 | 70 | 2,921 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,921 |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-20-21B SEC 20 T54N R33W PART OF GOV'T LOT 2; COM @ S 1/4 COR OF SEC 20; TH N 3700.89'; TH E 283.26' TO 1/2" REBAR ON E ROW OF OLD US-41 & POB; TH S 89 DEG 54'16" E 260.77'; TH N 01 DEG 05'43" E 185.10'; TH N 89 DEG 55' 15" W 248.92'; TH S 04 DEG 45'23" W TO POB. EXC A 60' RR ROW. AKA LOT 2 & 3 OF EMIL PALO PRIV PLAT. 1.08 A M/L

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,726 | 117,582 | 160,308 | | | 102,660C |
| 2023 | 42,726 | 111,140 | 153,866 | | | 97,772C |
| 2022 | 50,130 | 99,844 | 149,974 | | | 93,117C |
| 2021 | 53,986 | 93,840 | 147,826 | | | 90,143C |

| Who | When | What |
|---|---|---|
| LP | 07/08/2009 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2

| Yr Built | Remodeled |
|---|---|
| 1930 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Vinyl
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Wood |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1332 S.F.
Slab: 119 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 | 2 Fixture Bath |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 2,153
Total Base New : 295,539 E.C.F.
Total Depr Cost: 207,917 X 1.117
Estimated T.C.V: 232,243

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 185 | WGEP (1 Story) |
| 336 | CCP (1 Story) |
| 48 | CSEP (1 Story) |
| 56 | WSEP (1 Story) |
| 385 | Treated Wood |
| 56 | Treated Wood |

**(17) Garage**

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: 504
% Good: 66
Storage Area: 576
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 Cls CD Blt 1930
(11) Heating System: Forced Hot Water
Ground Area = 1451 SF Floor Area = 2153 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 | Crawl Space | 702 | | | |
| 1 Story | Siding | Slab | 119 | | | |
| 1 Story | Siding | Crawl Space | 630 | | | |
| | | | Total: | 222,416 | 157,916 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 2 | 5,082 | 3,608 | |
| Vent Fan | | | 2 | 401 | 285 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,162 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,796 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 185 | 12,841 | 9,117 | |
| CCP (1 Story) | | | 336 | 7,328 | 4,836 | *6 |
| CSEP (1 Story) | | | 48 | 2,412 | 1,592 | *6 |
| WSEP (1 Story) | | | 56 | 3,407 | 2,419 | |
| Deck | | | | | | |
| Treated Wood | | | 385 | 6,087 | 4,322 | |
| Treated Wood | | | 56 | 1,799 | 1,187 | *6 |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 504 | 19,888 | 13,126 | *6 |
| Storage Over Garage | | | 576 | 6,895 | 4,551 | |
| | | | Totals: | 295,539 | 207,917 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-037-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 40,000 | 01/01/1996 | WD | 03-ARM'S LENGTH | 134:145 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44716 US HIGHWAY 41

**Owner's Name/Address**

KANGAS BRUCE V & JENNIE M
44716 US HIGHWAY 41
CHASSELL MI 49916

**Taxpayer's Name/Address**

KANGAS BRUCE V & JENNIE M
44716 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-20-21C1 SEC 20 T54N R33W PARC IN GOVT LOT 2; COM @ S 1/4 COR OF SEC 20; TH N 3700.89'; TH E 283.26' TO REBAR ON E ROW OF OLD US-41 & POB; TH S 89 DEG 54'16" E 260.77' TO PIPE ON BANK OF PORTAGE LAKE; TH N 01 DEG 05'43" E 55' ALG SHORE TO REBAR ON SHORE; TH N 89 DEG 54'16" W 150.27' TO REBAR ON W ROW LN OF SOO LN RR; TH N 01 DEG 30'59" E 30.35' ALG ROW TO REBAR; TH N 89 DEG 54'16" W 150.26' TO REBAR ON E ROW LN OF OLD US-41; TH S 04 DEG 45'23" W 85.62' ALG ROW TO POB. .43 A M/L PARC BEING PART OF LOTS 2 & 3 OF EMIL PALO PRIVATE PLAT.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/24/1997

MAP #:

2024 Est TCV 576,939 TCV/TFA: 187.81

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/09/2009 | DATA ENTER |
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 55.00 | 340.56 | 1.0000 | 1.5068 | 554 | 100 | | 45,912 |
| 55 Actual Front Feet, 0.43 Total Acres | | | | | | | Total Est. Land Value = | 45,912 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,956 | 265,514 | 288,470 | | | 75,045C |
| 2023 | 22,956 | 250,278 | 273,234 | | | 71,472C |
| 2022 | 26,934 | 224,829 | 251,763 | | | 68,069C |
| 2021 | 29,006 | 211,369 | 240,375 | | | 65,895C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1088 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 544 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | 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**

| | |
|---|---|
| 150 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| 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 |
| 3 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |

Class: BC
Effec. Age: 14
Floor Area: 3,072
Total Base New : 544,918 E.C.F.
Total Depr Cost: 475,405 X 1.117
Estimated T.C.V: 531,027

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 152 | WGEP (1 Story) |
| 40 | Treated Wood |

**(17) Garage**

Year Built: 2005
Car Capacity: 2
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 896
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 Cls BC Blt 1995
(11) Heating System: Radiant (in-floor)
Ground Area = 1984 SF Floor Area = 3072 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 2 Story | Siding | Basement | 1,088 | | | |
| 1 Story | Siding | Overhang | 896 | | | *9 |
| | | | Total: | 432,830 | 376,827 | |
| Other Additions/Adjustments | | | | | | |
| Basement Living Area | | | 544 | 28,527 | 24,533 | |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 3,025 | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 2 | 8,960 | 7,706 | |
| Vent Fan | | | 3 | 1,063 | 914 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,744 | |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,459 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 152 | 15,208 | 13,079 | |
| Deck | | | | | | |
| Treated Wood | | | 40 | 1,656 | 1,424 | |
| Garages | | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 896 | 42,963 | 39,096 | *9 |
| Door Opener | | | 1 | 669 | 609 | |
| Built-Ins | | | | | | |
| Dishwasher | | | 1 | 1,150 | 989 | |
| | | | Totals: | 544,918 | 475,405 | |

Notes:

ECF (LAKE) 1.117 => TCV: 531,027

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-038-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 300,000 | 10/01/1995 | WD | 03-ARM'S LENGTH | 133:241 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44684 US HIGHWAY 41

**Owner's Name/Address**

MECHLIN DOUGLAS R & KRISTINA K
44684 US HWY 41
CHASSELL MI 49916

**Tax Description**

P5-20-21C, D, E SEC 20 T54N R33W PART OF GOVT LOT 2 D/F, AND PART OF LOTS 4, 5 &6 EMIL PALO PRIVATE PLAT;
COM AT THE S 1/4 COR SAID SEC 20, TH N 3475.83'; TH E269.10' ON E ROW OLD US41 AND POB;
TH N06*42'29"W 23.23';
TH N04*46'27"E 202.70';
TH S89*54'16"E 260.77' TO THE SH OF PORTGE LAKE;
TH S 00*00'44"W 225.26' ALG SH;
TH N 89*52'11"W 274.88' TO POB
(EXCEPT THE ROW OF FORMER SOO LINE RR)

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 10/12/2020
MAP #:
2024 Est TCV 542,102 TCV/TFA: 194.02

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 07/31/2020 | 2019-999-055 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| PG | 12/06/2010 | INSPECTED |
| TH | 12/09/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 225.26 | 205.00 | 1.0000 | 1.1690 | 554 | 100 | | 145,890 |
| 225 Actual Front Feet, 1.06 Total Acres | | | | | | | Total Est. Land Value = | 145,890 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.91 | 320 | 46 | 3,372 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,372 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 72,945 | 198,106 | 271,051 | | | 213,539C |
| 2023 | 72,945 | 187,541 | 260,486 | | | 203,371C |
| 2022 | 85,585 | 168,481 | 254,066 | | | 193,687C |
| 2021 | 92,169 | 158,378 | 250,547 | 187,500M | | 187,500S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 | 1990 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 2783 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 2142 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 8 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | 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 |
| 1 | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 36
Floor Area: 2,794
Total Base New : 549,520 E.C.F.
Total Depr Cost: 351,692 X 1.117
Estimated T.C.V: 392,840

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | CCP (2 Story) |
| 40 | CPP |
| 252 | Treated Wood |

**(17) Garage**

Year Built: 1980
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: 988
% Good: 0
Storage Area: 180
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2783 SF Floor Area = 2794 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 | 1,009 | | |
| 1 Story | Siding | Basement | 1,774 | | |
| 0.5 Story | Siding | Overhang | 21 | | |
| | | | Total: | 358,268 | 229,293 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 2142 | 75,163 | 48,104 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,603 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 7 | 31,827 | 20,369 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,683 |
| Porches | | | | | |
| CCP (2 Story) | | | 84 | 2,875 | 1,840 |
| CPP | | | 40 | 1,016 | 650 |
| Deck | | | | | |
| Treated Wood | | | 252 | 4,712 | 3,016 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 988 | 32,456 | 20,772 |
| Storage Over Garage | | | 180 | 2,421 | 1,549 |
| Door Opener | | | 3 | 1,605 | 1,027 |
| Built-Ins | | | | | |
| Jacuzzi Tub | | | 1 | 8,096 | 5,181 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-041-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 125,000 | 11/01/1992 | WD | 03-ARM'S LENGTH | 140:327 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44640 US HIGHWAY 41

**Owner's Name/Address**

MCKAY RANDY & KATHERINE
44640 US HIGHWAY 41
CHASSELL MI 49916

**Taxpayer's Name/Address**

MCKAY RANDY & KATHERINE
44640 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-20-21G1 SEC 20 T54N R33W PAR IN GOVT LOT 2, SEC 20 D/F: COM AT NW COR OF GOVT LOT 2, TH E 1641.6' TO E SD OF ROW OF HWY US 41, TH S 4 DEG 38' 30" W ALONG SAID ROW 453.49', TH S 6 DEG 56' 0" E 23.20' ALONG SAID ROW TO POB., TH S 6 DEG 56' 0" E 169.55' ALONG ROW, TH E 275.41' TO SHORE OF PORTAGE LAKE, TH N 4 DEG 0' 0" W 168.73'ALONG MEANDER LINE ON SHORE OF PORTAGE LAKE, TH W 284.02' TO POB., EXCEPTING THE 60' ROW OF DSS & A RR (NOW MICH BELL) & ALSO EXCEPT .11 A ON CODE P5-20-21H & AN EASEMENT ACROSS THE SOUTH 17 FEET OF PARCEL FOR INGRESS TO .11 A PARCEL) CONTAINS .74 ACRES M/L

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 1,203,879 TCV/TFA: 220.73

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | CORRECTED LOT SIZE = ACRE Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 169.55 | 191.00 | 1.0000 | 1.1284 | 554 | 100 | | 105,993 |
| 170 Actual Front Feet, 0.74 Total Acres | | | | | | | Total Est. Land Value = | 105,993 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 52,997 | 548,943 | 601,940 | | | 416,629C |
| 2023 | 52,997 | 517,220 | 570,217 | | | 396,790C |
| 2022 | 62,180 | 464,634 | 526,814 | | | 377,896C |
| 2021 | 66,964 | 436,775 | 503,739 | | | 365,824C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2000 | 0 |

Condition: Excellent

**Room List**

| | |
|---|---|
| 5 | Basement |
| 6 | 1st Floor |
| 4 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Pine/Cedar |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | 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: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 2556 S.F.
Crawl: 0 S.F.
Slab: 264 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 2808 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | 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 |
| 1 | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: BC
Effec. Age: 9
Floor Area: 4,734
Total Base New : 971,821 E.C.F.
Total Depr Cost: 884,357 X 1.117
Estimated T.C.V: 987,827

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 175 | CPP |
| 200 | Treated Wood |
| 840 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 2000
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2820 SF Floor Area = 4734 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 900 | | |
| 2 Story | Siding | Basement | 1,200 | | |
| 2 Story | Siding | Slab | 264 | | |
| 1 Story | Siding | Basement | 456 | | |
| | | | Total: | 683,586 | 622,062 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 2808 | 147,252 | 133,999 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 13,373 | 12,169 |
| 2 Fixture Bath | | | 1 | 4,480 | 4,077 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,020 |
| Water Well, 200 Feet | | | 1 | 11,467 | 10,435 |
| Porches | | | | | |
| CPP | | | 175 | 4,002 | 3,642 |
| Deck | | | | | |
| Treated Wood | | | 200 | 4,318 | 3,929 |
| Treated Wood | | | 840 | 11,315 | 10,297 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 576 | 37,164 | 33,819 |
| Door Opener | | | 1 | 669 | 609 |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 31,438 | 28,609 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 2000 COTT | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 720 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 9
Floor Area: 720
Total Base New : 108,275 E.C.F.
Total Depr Cost: 98,531 X 1.117
Estimated T.C.V: 110,059

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 420 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls C Blt 2000
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 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 | Slab | 720 | | |
| | | | Total: | 94,291 | 85,805 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 |
| Deck | | | | | |
| Treated Wood | | | 420 | 6,594 | 6,001 |
| | | | Totals: | 108,275 | 98,531 |

Notes: COTTAGE

ECF (LAKE) 1.117 => TCV: 110,059

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-042-00 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. |
|---|---|---|---|---|---|---|---|---|
| DALQUIST TRUST DANIEL & RO | MORAN PETER & JANET | 155,000 | 07/10/2012 | WD | 03-ARM'S LENGTH | 2012/03723 | DEED | 100.0 |
| DALQUIST DANIEL & ROBERTA | DALQUIST TRUST DANIEL & RO | 99 | 03/19/2010 | QC | 09-FAMILY | 2010/01268 | DEED | 0.0 |
| DALQUIST DANIEL L & ROBERT | DALQUIST DANIEL & ROBERTA | 99 | 03/18/2010 | QC | 09-FAMILY | 2010/01267 | DEED | 0.0 |
| | | | | | | | | |

Property Address

44630 US HIGHWAY 41

Owner's Name/Address

MORAN PETER & JANET
44630 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-20-21H SEC 20 T54N R33W PART OF GOVT LOT 2 SEC 20 T54N R33W D/F,FROM THE NW COR GOVT LOT 2 GO E ALONG SUB-DIV LINE 1641.6' TO E SIDE OF R/W OF HWY US 41, TH S 4 DEG 38' 30" W ALONG R/W 453.49', TH S 6 DEG 56' E ALONG R/W 192.75', TH E 127.41' TO POB, TH E 148' M/L TO SHORE OF PORTAGE LAKE, TH N 4 DEG 00' 00" W 68.73' ALG SHORE OF LAKE SUPERIOR TO IRON PIN W 10' FROM WATER'S EDGE, TH W 116.38', TH S 03 DEG 22' 26" E 36.70', TH W 31,22' ; TH S 04 DEG 00' 00" E 32' TO POB; WITH EASEMENT. EXCEPT THE 60' ROW FORMERLY OWNED BY THE SOO LINE RR = .11 A. AKA LOT 8 OF PRIVATE PLAT OF W EMIL PALO .21 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/10/2012

MAP #:

2024 Est TCV 146,815 TCV/TFA: 152.93

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/11/2009 | DATA ENTER |
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | EASEMENT TO RD %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 68.73 | 132.00 | 1.0000 | 0.9381 | 554 | 100 | | 35,719 |
| 69 Actual Front Feet, 0.21 Total Acres | | | | | | | Total Est. Land Value = | 35,719 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,860 | 55,548 | 73,408 | | | 73,408S |
| 2023 | 17,860 | 52,543 | 70,403 | | | 70,403S |
| 2022 | 20,954 | 51,367 | 72,321 | | | 68,499C |
| 2021 | 22,566 | 48,291 | 70,857 | | | 66,311C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1972 | 1987 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 960 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 |
| 1280 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| X | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 33
Floor Area: 960
Total Base New : 148,446 E.C.F.
Total Depr Cost: 99,459 X 1.117
Estimated T.C.V: 111,096

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 256 | Treated Wood |

**(17) Garage**

Year Built: 1972
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1972
(11) Heating System: Electric Wall Heat
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 960 | | |
| | | | Total: | 123,001 | 82,411 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,190 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,761 |
| Deck | | | | | |
| Treated Wood | | | 256 | 4,764 | 3,192 |
| Garages | | | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 480 | 14,674 | 9,832 |
| Common Wall: 1 Wall | | | 1 | -1,804 | -1,209 |
| Door Opener | | | 1 | 421 | 282 |
| | | | Totals: | 148,446 | 99,459 |

Notes:

ECF (LAKE) 1.117 => TCV: 111,096

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-043-00 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. |
|---|---|---|---|---|---|---|---|---|
| HARKONEN HUGO ET AL | SWENSON DOUGLAS J & BUDD J | 205,000 | 05/24/2020 | WD | 03-ARM'S LENGTH | 2020/02616 | DEED | 100.0 |
| HARKONEN HUGO H | HARKONEN HUGO ET AL | 0 | 05/21/2009 | QC | 03-ARM'S LENGTH | 2015/01158 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44618 US HIGHWAY 41

Owner's Name/Address

SWENSON DOUGLAS J & BUDD JUDITH R
607 W SOUTH AE
HOUGHTON MI 49931

Tax Description

P5-20-21I SEC 20 T54N R33W THE N 75' OF THE S 675' OF GOV'T LOT 2 LYING E OF US 41 R/W LESS DSS & A R/W. LOT 9 OF THE PALO PRIVATE PLAT. .44 A. M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 221,434 TCV/TFA: 214.57

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 75.00 | 255.55 | 1.0000 | 1.3052 | 554 | 100 | | 54,233 |
| LAKE VIEW | 75.00 | 0.00 | 1.0000 | 1.0000 | 352 | 100 | | 26,400 |
| 150 Actual Front Feet, 0.44 Total Acres | | | | | | | Total Est. Land Value = | 80,633 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,317 | 70,400 | 110,717 | | | 108,726C |
| 2023 | 39,192 | 64,357 | 103,549 | | | 103,549S |
| 2022 | 47,341 | 56,379 | 103,720 | | | 103,720S |
| 2021 | 49,788 | 56,485 | 106,273 | | | 106,273S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1910 | 1987 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Wood |

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| 480 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 32
Floor Area: 1,032
Total Base New : 210,644 E.C.F.
Total Depr Cost: 143,236 X 0.983
Estimated T.C.V: 140,801

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 200 | Treated Wood |

**(17) Garage**

Year Built: 1987
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: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls C Blt 1910
(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = 1032 SF Floor Area = 1032 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 | 960 | | |
| 1 Story | Siding | Basement | 72 | | |
| | | | Total: | 165,700 | 112,675 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 480 | 16,843 | 11,453 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,237 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,788 |
| Deck | | | | | |
| Treated Wood | | | 200 | 4,046 | 2,751 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 308 | 16,130 | 10,968 |
| Door Opener | | | 1 | 535 | 364 |
| | | | Totals: | 210,644 | 143,236 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 140,801

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-044-00 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. |
|---|---|---|---|---|---|---|---|---|
| BLOUGH RICHARD C & JEANNIN | BLOUGH FAMILY TRUST | 0 | 02/06/2013 | QC | 09-FAMILY | 2013/00968 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44608 US HIGHWAY 41

**Owner's Name/Address**

BLOUGH FAMILY TRUST
44608 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-20-21J SEC 20 T54N R33W THE N 112.50' OF THE S 600' OF GOV'T LOT2 LYING E OF US 41 R/W LESS DSS & A R/W. LOT 10 & N 1/2 OF LOT 11 OF THE PALO PRIVATE PLAT. .58 A. M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 335,066 TCV/TFA: 214.79

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 12/12/2009 | INSPECTED |
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 112.50 | 224.58 | 1.0000 | 1.2236 | 554 | 100 | | 76,261 |
| 113 Actual Front Feet, 0.58 Total Acres | | | | | | | Total Est. Land Value = | 76,261 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 15.28 | 480 | 0 | 0 |
| Wood Frame | 34.33 | 64 | 46 | 1,011 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,011 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 38,131 | 129,402 | 167,533 | | | 118,680C |
| 2023 | 38,131 | 122,245 | 160,376 | | | 113,029C |
| 2022 | 44,738 | 109,817 | 154,555 | | | 107,647C |
| 2021 | 48,180 | 103,236 | 151,416 | | | 104,209C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1955 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Tile
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1560 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 780 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 27
Floor Area: 1,560
Total Base New : 314,113 E.C.F.
Total Depr Cost: 230,791 X 1.117
Estimated T.C.V: 257,794

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | WGEP (1 Story) |
| 180 | WGEP (1 Story) |
| 420 | Treated Wood |

**(17) Garage**

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: 1
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1955
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1560 SF Floor Area = 1560 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 | 1,560 | | | |
| | | | Total: | 218,116 | 159,223 | |
| Other Additions/Adjustments | | | | | | |
| Basement Living Area | | | 780 | 27,370 | 19,980 | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,319 | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,221 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,476 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,919 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 32 | 4,764 | 3,859 | *8 |
| WGEP (1 Story) | | | 180 | 13,838 | 11,209 | *8 |
| Deck | | | | | | |
| Treated Wood | | | 420 | 6,594 | 4,814 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 600 | 24,960 | 18,221 | |
| Door Opener | | | 1 | 535 | 391 | |
| Fireplaces | | | | | | |
| Direct-Vented Gas | | | 1 | 2,957 | 2,159 | |
| | | | Totals: | 314,113 | 230,791 | |

Notes:

ECF (LAKE) 1.117 => TCV: 257,794

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-045-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44572 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ORTNER GENE M TRUST<br>44572 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 247,047 TCV/TFA: 171.56 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 112.50 | 247.81 | 1.0000 | 1.2853 | 554 | 100 | | 80,108 |
| 113 Actual Front Feet, 0.64 Total Acres | | | | | | | Total Est. Land Value = | 80,108 |

Taxpayer's Name/Address

ORTNER GENE M
44572 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-20-21L SEC 20 T54N R33W THE N 112.50' OF THE S 487.50' OF GOV'T LOT 2 LYING E OF US 41 R/W LESS DSS & A R/W. S 1/2 OF LOT 11 & LOT 12 OF THE PALO PRIVATE PLAT. .64 A. M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/10/2009 | DATA ENTER |
| JR | 09/14/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,054 | 83,470 | 123,524 | | | 67,009C |
| 2023 | 40,054 | 76,226 | 116,280 | | | 63,819C |
| 2022 | 46,995 | 66,779 | 113,774 | | | 60,780C |
| 2021 | 50,610 | 66,908 | 117,518 | | | 58,839C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1952 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 1 | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 960 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 27
Floor Area: 1,440
Total Base New : 232,370 E.C.F.
Total Depr Cost: 169,826 X 0.983
Estimated T.C.V: 166,939

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | WGEP (1 Story) |
| 192 | WGEP (1 Story) |
| 96 | Treated Wood |

**(17) Garage**

Year Built: 1966
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: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1952
(11) Heating System: Forced Hot Water
Ground Area = 960 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 960 | | | |
| | | | Total: | 181,346 | 132,382 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,476 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,919 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 32 | 4,764 | 3,478 | |
| WGEP (1 Story) | | | 192 | 14,413 | 10,521 | |
| Deck | | | | | | |
| Treated Wood | | | 96 | 2,452 | 1,986 | *8 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 480 | 21,470 | 15,673 | |
| Door Opener | | | 1 | 535 | 391 | |
| | | | Totals: | 232,370 | 169,826 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 166,939

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-046-00 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. |
|---|---|---|---|---|---|---|---|---|
| MILLER ROSWELL K & RUTH E | DALQUIST TRUSTS DANIEL & F | 238,000 | 04/16/2012 | CD | 03-ARM'S LENGTH | 2012/02078 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44564 US HIGHWAY 41

Owner's Name/Address

DALQUIST DANIEL & ROBERTA TRUSTEES
44564 US HIGHWAY 41
CHASSELL MI 49916

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/16/2012

MAP #:

2024 Est TCV 311,634 TCV/TFA: 203.95

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-20-21M
SEC 20 T54N R33W
THE N 75' OF THE S 375' OF GOV'T LOT 2 LYING E OF US 41 R/W LESS DSS & A R/W.
LOT 13 OF THE PALO PRIVATE PLAT. (.42 A)
ALSO
FROM NW COR OF GOV'T LOT 2; E 1641.6' ALG RT SIDE OF US-41 ROW; TH S 04 DEG 38'30" W ALG ROW 453.49'; TH S 06 DEG 56' E ALG ROW 507.34' TO POB;
TH S 20 DEG 56' E 67';
TH W 16.33';
TH N 06 DEG 56' W 63.04' TO POB. (513 SQ FT M/L) .43 A M/L
A PARCEL OF LAND SITUATED IN PART OF GOVERNMENT LOT 2, SECTION 20, TOWNSHIP 54 NORTH, RANGE 33 WEST, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 06/11/2009 | DATA ENTER |
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 75.00 | 243.94 | 1.0000 | 1.2753 | 554 | 100 | | 52,987 |
| RATE 1 | | | | 0.145 Acres | 13,000 | 100 | | 1,885 |
| 75 Actual Front Feet, 0.56 Total Acres | | | | | | | Total Est. Land Value = | 54,872 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.73 | 240 | 46 | 2,620 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,620 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 27,436 | 128,381 | 155,817 | | | 141,136C |
| 2023 | 27,191 | 121,299 | 148,490 | | | 134,416C |
| 2022 | 31,782 | 108,972 | 140,754 | | | 128,016C |
| 2021 | 34,295 | 102,438 | 136,733 | | | 123,927C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 2003 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other: Tile

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Tile |
| X | Suspended |

**(7) Excavation**

Basement: 1528 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 588 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 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 |

Class: C
Effec. Age: 27
Floor Area: 1,528
Total Base New : 309,412 E.C.F.
Total Depr Cost: 227,522 X 1.117
Estimated T.C.V: 254,142

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 16 | CPP |
| 209 | WGEP (1 Story) |
| 110 | Treated Wood |
| 209 | Treated Wood |

**(17) Garage**

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: 2
Mech. Doors: 0
Area: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Hot Water
Ground Area = 1528 SF Floor Area = 1528 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 | 1,176 | | |
| 1 Story | Siding | Basement | 352 | | |
| | | | Total: | 220,115 | 160,683 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 588 | 20,633 | 16,713 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,319 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,476 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,919 |
| Porches | | | | | |
| WGEP (1 Story) | | | 209 | 15,263 | 11,142 |
| CPP | | | 16 | 437 | 319 |
| Deck | | | | | |
| Treated Wood | | | 110 | 2,696 | 1,968 |
| Treated Wood | | | 209 | 4,172 | 3,046 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 784 | 30,059 | 21,943 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,918 |
| Door Opener | | | 2 | 1,070 | 781 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,814 |
| Raised Hearth | | | 1 | 434 | 317 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-047-00 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. |
|---|---|---|---|---|---|---|---|---|
| PARKER GERALD H & JEAN C | POLAKOWSKI NICOLE N | 400,000 | 01/11/2018 | WD | 03-ARM'S LENGTH | 2018/00180 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44510 OLD 41 RD

**Owner's Name/Address**

POLAKOWSKI NICOLE N
44510 OLD 41 RD
CHASSELL MI 49916

**Tax Description**

P5-20-21N & O SEC 20 T54N R33W
THE N 175' OF THE S 300' OF GOV'T LOT 2 LYING E OF US 41 R/W LESS DSS & A R/W. AKA LOT 14 OF THE PALO PRIVATE PLAT .90A
ALSO FROM THE NW COR GOV'T LOT 2 GO E ALG SUBDIV LN 1641.6' TO E ROW OF US-41 TH S 4 DEG 38'30" W ALG ROW 453.49'; TH S 6 DEG 56' E ALG ROW 507.34'; TH S 20 DEG 56' E ALG ROW 147.30' TO POB; TH E 228' M/L TO SHORE OF PORTAGE LK;
TH SE'LALG SHORE 100' M/L; TH W 203' M/L TO ROW OF US-41; TH N 18 DEG 30' W 29.24'; TH N20 DEG 56' W 77.38' TO POB. AKA LOT 15 OF PRIVATE PLAT (W EMIL PALO) LESS ROW 60' OF DSS & A RR. AND EXCEPT
ALSO FROM THE NW COR GOV'T LOT 2 GO E ALG SUBDIV LN 1641.6' TO E ROW OF US-41 TH S 4 DEG 38'30" W ALG ROW 453.49'; TH S 6 DEG 56' E ALG ROW 507.34'; TH S 20 DEG 56' E ALG ROW 67.' TO POB; TH E 132.38' ;
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 09/09/2019
MAP #:
2024 Est TCV 462,343 TCV/TFA: 275.20

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/26/2009 | DATA ENTER |
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 50.00 | 213.44 | 1.0000 | 1.1929 | 554 | 100 | | 33,042 |
| LAKE - RR ROW | 175.00 | 224.02 | 1.0000 | 1.2221 | 554 | 100 | | 118,480 |
| LAKE - RES | 50.00 | 92.05 | 1.0000 | 0.7834 | 910 | 100 | | 35,643 |
| 275 Actual Front Feet, 1.25 Total Acres | | | | | | | Total Est. Land Value = | 187,166 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.08 | 128 | 46 | 1,594 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,594 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 93,583 | 137,589 | 231,172 | | | 231,172S |
| 2023 | 93,466 | 129,783 | 223,249 | | | 223,249S |
| 2022 | 106,516 | 116,586 | 223,102 | | | 218,941C |
| 2021 | 112,374 | 109,595 | 221,969 | | | 211,947C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| 1 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other: Tile

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1120 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 400 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |
| 1 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 17
Floor Area: 1,680
Total Base New : 295,089 E.C.F.
Total Depr Cost: 244,927 X 1.117
Estimated T.C.V: 273,583

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | WGEP (1 Story) |
| 130 | Treated Wood |
| 292 | Treated Wood |

**(17) Garage**

Year Built: 1995
Car Capacity: 3
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: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1995
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1120 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 560 | | |
| 1.5 Story | Siding | Basement | 560 | | |
| | | | Total: | 219,990 | 182,593 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 400 | 14,036 | 11,650 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,774 |
| Ceramic Tile Floor | | | 1 | 1,096 | 910 |
| Vent Fan | | | 1 | 247 | 205 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,952 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,182 |
| Porches | | | | | |
| WGEP (1 Story) | | | 40 | 5,402 | 4,484 |
| Deck | | | | | |
| Treated Wood | | | 130 | 3,055 | 2,536 |
| Treated Wood | | | 292 | 5,195 | 4,312 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 768 | 29,660 | 24,618 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,181 |
| Door Opener | | | 3 | 1,605 | 1,332 |
| Fireplaces | | | | | |
| Prefab 1 Story | | | 1 | 2,537 | 2,106 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-049-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 143,000 | 10/01/1997 | WD | 03-ARM'S LENGTH | 141:712 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44496 OLD 41 RD

**Owner's Name/Address**

OTT LINDA MARIE
44496 OLD 41 RD
CHASSELL MI 49916

**Taxpayer's Name/Address**

OTT LINDA MARIE
44496 OLD 41 RD
CHASSELL MI 49916

**Tax Description**

P5-20-21P SEC 20 T54N R33W THE S 125' OF GOV'T LOT 2 LYING E OF US 41 R/W. LOT 16 OF THE PALO PRIVATE PLAT. .39 A. M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 200,559 TCV/TFA: 130.74

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 125.00 | 135.91 | 1.0000 | 0.9519 | 554 | 100 | | 65,917 |
| 125 Actual Front Feet, 0.39 Total Acres | | | | | | | Total Est. Land Value = | 65,917 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 34.33 | 64 | 46 | 1,011 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,011 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,959 | 67,321 | 100,280 | | | 100,280S |
| 2023 | 32,959 | 63,914 | 96,873 | | | 96,873S |
| 2022 | 38,670 | 57,420 | 96,090 | | | 94,054C |
| 2021 | 41,645 | 53,972 | 95,617 | | | 91,050C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**
X Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

X Wood Sash
Metal Sash
Vinyl Sash
X Double Hung
Horiz. Slide
Casement
X Double Glass
X Patio Doors
X Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

X Asphalt Shingle

Chimney: Brick

**(3) Roof (cont.)**
Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**
Kitchen: Laminate
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

**(7) Excavation**
Basement: 0 S.F.
Crawl: 1534 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:

**(11) Heating/Cooling**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

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

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
1 2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

**(14) Water/Sewer**
Public Water
Public Sewer
1 Water Well
1 1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

**(15) Built-ins**
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

**(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
1 Wood Stove
Direct-Vented Gas

Class: CD
Effec. Age: 47
Floor Area: 1,534
Total Base New : 222,968 E.C.F.
Total Depr Cost: 119,634 X 1.117
Estimated T.C.V: 133,631

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WCP (1 Story) |
| 168 | Treated Wood |
| 224 | Treated Wood |
| 255 | Treated Wood |
| 360 | Treated Wood |

**(17) Garage**
Year Built: 1960
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: 1
Area: 560
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1534 SF Floor Area = 1534 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 | Crawl Space | 1,534 | | | |
| | | | Total: | 166,933 | 88,473 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,347 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,360 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,341 | |
| Porches | | | | | | |
| WCP (1 Story) | | | 36 | 2,296 | 1,217 | |
| Deck | | | | | | |
| Treated Wood | | | 168 | 3,535 | 2,156 | *6 |
| Treated Wood | | | 224 | 4,272 | 2,606 | *6 |
| Treated Wood | | | 255 | 4,646 | 2,834 | *6 |
| Treated Wood | | | 360 | 5,825 | 3,553 | *6 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 560 | 23,834 | 12,632 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,115 | |
| | | | Totals: | 222,968 | 119,634 | |

Notes:
ECF (LAKE) 1.117 => TCV: 133,631

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-051-00 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 | 07/01/1997 | WD | 03-ARM'S LENGTH | 140:308 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44480 OLD 41 RD

**Owner's Name/Address**

JOHNSON DANIEL M & DENISE R
44480 OLD 41 RD
CHASSELL MI 49916

**Tax Description**

P5-20-22 SEC 20 T54N R33W PART OF GOV'T LOT 3 D/F, FROM NW COR OF GOV'T LOT 3 GO E 1789.6' TO POB, TH E 198.0' TO SHORE PORTAGE LAKE, TH S'LY ALONG SAID SHORE 122' TH W 200' TH N 11 DEG 47' W 123.2' TO POB LESS DSS & A RR R/W ALSO KNOWN AS LOT 1 OF PRIVATE PLAT. .56 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 11/23/1998
MAP #:
2024 Est TCV 602,252 TCV/TFA: 259.82

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 01/07/2021 | 2021-010-278 | FOUNDATION |
| HOUSE | 10/31/2005 | 05-372 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/18/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 122.00 | 199.95 | 1.0000 | 1.1546 | 554 | 100 | | 78,034 |
| 122 Actual Front Feet, 0.56 Total Acres | | | | | | | Total Est. Land Value = | 78,034 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 18.46 | 434 | 94 | 7,531 |
| D/W/P: Patio Blocks | 18.46 | 200 | 94 | 3,470 |
| Wood Frame/Conc. | 40.40 | 160 | 89 | 5,753 |
| Wood Frame | 49.17 | 32 | 64 | 1,007 |
| Total Estimated Land Improvements True Cash Value = | | | | 17,761 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 39,017 | 262,109 | 301,126 | | | 141,075C |
| 2023 | 39,017 | 240,150 | 279,167 | | | 134,358C |
| 2022 | 45,778 | 212,355 | 258,133 | | | 127,960C |
| 2021 | 49,300 | 176,059 | 225,359 | | | 83,887C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2006 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Tile
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

**(7) Excavation**

Basement: 1590 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 795 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| 1 | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: BC
Effec. Age: 9
Floor Area: 2,318
Total Base New : 566,170 E.C.F.
Total Depr Cost: 515,216 X 0.983
Estimated T.C.V: 506,457

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 181 | WGEP (1 Story) |
| 70 | WCP (1 Story) |
| 73 | Treated Wood |
| 139 | Treated Wood |
| 320 | Treated Wood |
| 48 | Treated Wood |

**(17) Garage**

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: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 216
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls BC Blt 2006
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2318 SF Floor Area = 2318 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 | 1,590 | | |
| 1 Story | Siding | Blt-in Gar. | 728 | | |
| | | | Total: | 391,883 | 356,612 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 795 | 41,690 | 37,938 |
| Basement, Outside Entrance, Above Grade | | | 1 | 2,337 | 2,127 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 6,084 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,020 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,602 |
| Porches | | | | | |
| WGEP (1 Story) | | | 181 | 17,190 | 15,643 |
| WCP (1 Story) | | | 70 | 4,869 | 4,431 |
| Deck | | | | | |
| Treated Wood | | | 73 | 2,229 | 2,028 |
| Treated Wood | | | 139 | 3,383 | 3,079 |
| Treated Wood | | | 320 | 5,850 | 5,323 |
| Treated Wood | | | 48 | 1,793 | 1,632 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 728 | 28,625 | 26,049 |
| Door Opener | | | 2 | 1,070 | 974 |
| Fireplaces | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-052-00 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. |
|---|---|---|---|---|---|---|---|---|
| ERVA ROBERT E ET AL | RVA ROBERT E, KAREN T & JA | 0 | 10/26/1993 | WD | 03-ARM'S LENGTH | | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44450 OLD 41 RD

**Owner's Name/Address**

ERVA ROBERT E, KAREN T & JAMES W &
ERVA DANIEL & SUNDBERG AMY
44450 OLD 41 RD
CHASSELL MI 49916

**Tax Description**

P5-20-23 SEC 20 T54N R33W PART OF GOV'T LOT 3 D/F, FROM NW COR GO E 5789.6' TH S 11 DEG 47' E 123.2' TO POB TH E 200' TO SHORE OF PORTAGE LAKE TH W'LY ALONG SAID SHORE 124' TH W 170' TH N 5 DEG 47' W 121.2' TO POB, LESS DSS & A RR R/W ALSO KNOWN AS LOT 2 OF PRIVATE PLAT. .56 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/13/2020

MAP #:

2024 Est TCV 376,673 TCV/TFA: 236.90

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 07/24/2017 | 2017-010-007 | RECHECK |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/08/2009 | DATA ENTER |
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 124.00 | 196.72 | 1.0000 | 1.1452 | 554 | 100 | | 78,670 |
| 124 Actual Front Feet, 0.56 Total Acres | | | | | | | Total Est. Land Value = | 78,670 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 46 | 1,512 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,512 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 39,335 | 149,002 | 188,337 | | | 126,895C |
| 2023 | 39,335 | 140,313 | 179,648 | | | 120,853C |
| 2022 | 46,152 | 126,049 | 172,201 | | | 115,099C |
| 2021 | 49,702 | 118,490 | 168,192 | | | 111,423C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2017 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1590 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 3
Floor Area: 1,590
Total Base New : 273,645 E.C.F.
Total Depr Cost: 265,435 X 1.117
Estimated T.C.V: 296,491

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | Treated Wood |

**(17) Garage**

Year Built:
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: 1152
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2017
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1590 SF Floor Area = 1590 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,590 | | |
| | | | Total: | 221,643 | 214,993 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,618 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,199 |
| Deck | | | | | |
| Treated Wood | | | 40 | 1,564 | 1,517 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Common Wall: 1 Wall | | | 1 | -2,172 | -2,107 |
| Door Opener | | | 2 | 1,070 | 1,038 |
| Base Cost | | | 1152 | 36,265 | 35,177 |
| | | | Totals: | 273,645 | 265,435 |

Notes:
ECF (LAKE) 1.117 => TCV: 296,491

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-053-00 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. |
|---|---|---|---|---|---|---|---|---|
| KLEMME KIRK R & ANN M CLAN | KLEMME KIRT & ANN CLANCY T | 0 | 10/16/2014 | QC | 09-FAMILY | 2014/05392 | DEED | 0.0 |
| | | 249,000 | 07/01/2001 | WD | 03-ARM'S LENGTH | 154:812 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44438 OLD 41 RD

Owner's Name/Address

KLEMME KIRT & ANN CLANCY TRUST
44438 OLD 41 RD
CHASSELL MI 49916

Tax Description

P5-20-24 SEC 20 T54N R33W PART OF GOV'T LOT 3 D/F, COM N 1/4 COR TH S 2 DEG 5' 37" W 3078.73'; TH S 87 DEG 54' 23" E 540.76';TH N ALG US-41 ROW N 3 DEG 20' 18" W 100.55' TO POB; TH N 3 DEG 20' 18"W 99.22'; TH S 87 DEG 22' 7" E 163.02 FT TO SH OF PORTAGE LK 16' FROM WATER'S EDGE; TH ALG TRAV LN ALG SHORE S 5 DEG 45' 15" E 136.25';
TH N 87 DEG 22' 07" W 15.80'; TH N 06 DEG 31' 27" W 17.10';TH N87 DEG 22' 07" W 24.56';TH N'LY 18.93' ALG ARC OF 11509.06' RADIUS CURVE TO LFT WH CHORD BEARS N 03 DEG 10' 42" W 18.93' TO ROW OF SOO RR; TH N 87 DEG 22'07" W 127.57' TO POB. .48 A M/L
AND PART OF GOVT LOT 3 D/F,
COM N 1/4 COR OF SEC 20, GO ALONG N-S 1/4 LINE S 02 DEG 05' 37" W 3078.73'; TH PERP S 87 DEG 54' 23" E 474.40' TO W R/W LINE OF OLD HWY US 41; TH ALG R/W N 03 DEG 20'
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 911,154 TCV/TFA: 245.20

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 05/04/2006 | 06-050 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 136.25 | 153.46 | 1.0000 | 1.0115 | 554 | 100 | | 76,348 |
| RATE 1 | | | 0.500 Acres | | 13,000 | 100 | | 6,500 |
| 136 Actual Front Feet, 0.98 Total Acres | | | | | | | Total Est. Land Value = | 82,848 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,424 | 414,153 | 455,577 | | | 316,072C |
| 2023 | 40,578 | 377,055 | 417,633 | | | 301,021C |
| 2022 | 47,193 | 330,307 | 377,500 | | | 286,687C |
| 2021 | 51,060 | 330,941 | 382,001 | | | 277,529C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2006 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 7 | 1st Floor |
| 5 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | X | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 2060 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| 1 | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| 1 | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| 1 | Intercom |
| 1 | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| 1 | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| 1 | Central Vacuum |
| 1 | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Direct-Vented Gas |

Class: B
Effec. Age: 6
Floor Area: 3,716
Total Base New : 896,415 E.C.F.
Total Depr Cost: 842,631 X 0.983
Estimated T.C.V: 828,306

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 136 | WGEP (1 Story) |
| 220 | WGEP (1 Story) |
| 220 | WGEP (1 Story) |
| 264 | WGEP (1 Story) |
| 240 | WGEP (1 Story) |
| 80 | Treated Wood |
| 264 | Treated Wood |
| 812 | Treated Wood |

**(17) Garage**

Year Built: 2006
Car Capacity: 2
Class: B
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls B Blt 2006
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2060 SF Floor Area = 3716 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 | 1,116 | | |
| 1 Story | Siding | Basement | 654 | | |
| 3 Story | Siding | Basement | 270 | | |
| 1 Story | Siding | Basement | 20 | | |
| | | | Total: | 621,979 | 584,661 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 2 | 20,460 | 19,232 |
| 2 Fixture Bath | 1 | 6,820 | 6,411 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 5,984 | 5,625 |
| 2000 Gal Septic | 1 | 11,668 | 10,968 |
| Porches | | | |
| WGEP (1 Story) | 136 | 15,883 | 14,930 |
| WGEP (1 Story) | 220 | 22,024 | 20,703 |
| WGEP (1 Story) | 220 | 22,024 | 20,703 |
| WGEP (1 Story) | 264 | 25,056 | 23,553 |
| WGEP (1 Story) | 240 | 23,458 | 22,051 |
| Deck | | | |
| Treated Wood | 80 | 2,444 | 2,297 |
| Treated Wood | 264 | 5,378 | 5,055 |
| Treated Wood | 812 | 11,417 | 10,732 |

Garages
Class: B Exterior: Siding Foundation: 42 Inch (Finished)
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-053-25 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. |
|---|---|---|---|---|---|---|---|---|
| | | 260,000 | 06/01/1999 | WD | 03-ARM'S LENGTH | 147:307 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44418 OLD 41 RD

**Owner's Name/Address**

HWANG JIM & LILY
44418 OLD 41 RD
CHASSELL MI 49916

**Taxpayer's Name/Address**

HWANG JIM & LILY
44418 OLD 41 RD
CHASSELL MI 49916

**Tax Description**

P5-20-24A SEC 20 T54N R33W PART OF GOV'T LOT 3; COM @ N 1/4 COR; THALG N-S 1/4 LN S 02 DEG 05'37" W 3078.73 FT; TH S 87 DEG 54'23" E 540.76' TO POB ON E ROW LN OF OLD US-41, 33' FROM C/L;
TH ALG ROW LN N 03 DEG 20'18" W 100.55';TH S 87 DEG 22'07" E 127.57'TO E ROW LN OF SOO LN RR, 50' FROM C/L;
TH ALG ROW S'LY 18.93' ALG ARC OF 11509.16' RADIUS CURVE TO RIGHT WH CHORD BEARS S 03 DEG 10'42" E 18.93';
TH S 87 DEG 22'07" E 24.56'; TH S 06 DEG 31'27" E 17.10'; TH S 87 DEG 22'07" E 15.80' TO TRAV PT ON SHORE OF PORTAGE LAKE 13' FROM WATERS EDGE;
TH ALG TRAV LN ALG SHORE S 05 DEG 45'15" E 66.47' TO TRAV PT 4' FROM WATERTH N 87 DEG 22'07" W 171.73' TO POB. .30 A M/L

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/16/1999

MAP #:

2024 Est TCV 521,292 TCV/TFA: 185.12

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 66.47 | 196.60 | 1.0000 | 1.1448 | 554 | 100 | | 42,158 |
| 66 Actual Front Feet, 0.30 Total Acres | | | | | | | Total Est. Land Value = | 42,158 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,079 | 239,567 | 260,646 | | | 195,732C |
| 2023 | 21,079 | 225,858 | 246,937 | | | 186,412C |
| 2022 | 24,732 | 202,888 | 227,620 | | | 177,536C |
| 2021 | 26,634 | 190,740 | 217,374 | | | 171,865C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1996 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 14
Floor Area: 2,816
Total Base New : 498,774 E.C.F.
Total Depr Cost: 428,947 X 1.117
Estimated T.C.V: 479,134

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | WGEP (1 Story) |
| 60 | WCP (1 Story) |
| 392 | Treated Wood |
| 168 | Treated Wood |
| 168 | Treated Wood |

**(17) Garage**

Year Built: 1996
Car Capacity: 2
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: 576
% Good: 0
Storage Area: 432
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls BC Blt 1996
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1696 SF Floor Area = 2816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Crawl Space | 1,120 | | |
| 1 Story | Siding | Overhang | 576 | | |
| | | | Total: | 396,551 | 341,034 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 5,750 |
| 2 Fixture Bath | | | 1 | 4,480 | 3,853 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,744 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,459 |
| Porches | | | | | |
| WGEP (1 Story) | | | 192 | 17,866 | 15,365 |
| WCP (1 Story) | | | 60 | 4,376 | 3,763 |
| Deck | | | | | |
| Treated Wood | | | 392 | 6,680 | 5,745 |
| Treated Wood | | | 168 | 3,830 | 3,294 |
| Treated Wood | | | 168 | 3,830 | 3,294 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 576 | 37,164 | 31,961 |
| Storage Over Garage | | | 432 | 7,599 | 6,535 |
| Door Opener | | | 2 | 1,337 | 1,150 |
| | | | Totals: | 498,774 | 428,947 |

Notes:

ECF (LAKE) 1.117 => TCV: 479,134

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-054-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44410 OLD 41 RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | STORAGE | 07/26/1991 | 91-252 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HAY GARY & ANNE<br>8 MAGPIE LANE<br>CODY WY 82414 | 2024 Est TCV 137,205 TCV/TFA: 190.56 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 101.00 | 172.51 | 1.0000 | 1.0724 | 554 | 100 | | 60,006 |
| 101 Actual Front Feet, 0.40 Total Acres | | | | | | | Total Est. Land Value = | 60,006 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.49 | 144 | 46 | 1,556 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,556 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P5-20-25 SEC 20 T54N R33W PART OF GOV'T LOT 3 D/F FROM NW COR GOV'T LOT 3 GO E 1843.6', TH S 441.3' TO POB, TH E 168' TO SHORE OF PORTAGE LAKE,
TH SE'LY ALONG SD SHORE 101',
TH W 180',
TH N 5 DEG 18' W 100.43' TO POB
LESS DSS & A RR ROW
AKA LOT 5 OF PRIVATE PLAT. .40 ACRE

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 07/07/2009 | DATA ENTER |
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 30,003 | 38,600 | 68,603 | | | 29,279C |
| 2023 | 30,003 | 36,556 | 66,559 | | | 27,885C |
| 2022 | 35,202 | 32,838 | 68,040 | | | 26,558C |
| 2021 | 37,910 | 30,867 | 68,777 | | | 25,710C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1941 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | X | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 720 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 37
Floor Area: 720
Total Base New : 107,492 E.C.F.
Total Depr Cost: 67,720 X 1.117
Estimated T.C.V: 75,643

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |
| 260 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1941
(11) Heating System: Space Heater
Ground Area = 720 SF Floor Area = 720 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 | Pine Logs | Slab | 720 | | |
| | | | Total: | 85,860 | 54,092 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,805 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,594 |
| Porches | | | | | |
| WGEP (1 Story) | | | 48 | 5,340 | 3,364 |
| Deck | | | | | |
| Treated Wood | | | 260 | 4,709 | 2,967 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 4,600 | 2,898 |
| | | | Totals: | 107,492 | 67,720 |

Notes: COTTAGE

ECF (LAKE) 1.117 => TCV: 75,643

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-055-00 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. |
|---|---|---|---|---|---|---|---|---|
| WIEBER ROBERT H & JANET M | WIEBER ROBERT H & JANET M | 0 | 11/19/2015 | QC | 09-FAMILY | 2015/06465 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44380 OLD 41 RD

**Owner's Name/Address**

WIEBER COTTAGE LLC
JILL JOHNSON
2200 KEYSBURG RD
CLARKSVILLE TN 37043

**Tax Description**

P5-20-26 SEC 20 T54N R33W
PART OF GOV'T LOT 3 D/F, FROM NW COR GO E 1850.7' TH S 641.3' TO POB ON E SIDE OF R/W HWY US 41;
TH N 1 DEG 16' E 100.02' ALG E SIDE OF R/W HWY 41;
TH E 180' TO SHORE OF PORTAGE LAKE;
TH SE'LY ALONG SD SHORE 102.0' ;
TH W 222' TO POB AND 100' DSS & A RR ROW AKA LOT 6 OF PRIVATE PLAT.
WITH AN EASEMENT .46 ACRE

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 140,254 TCV/TFA: 148.42

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/29/2009 | DATA ENTER |
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 102.00 | 196.45 | 1.0000 | 1.1444 | 554 | 100 | | 64,668 |
| 102 Actual Front Feet, 0.46 Total Acres | | | | | | | Total Est. Land Value = | 64,668 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,334 | 37,793 | 70,127 | | | 31,091C |
| 2023 | 32,334 | 35,896 | 68,230 | | | 29,611C |
| 2022 | 37,937 | 32,246 | 70,183 | | | 28,201C |
| 2021 | 40,856 | 30,309 | 71,165 | | | 27,301C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Log |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| X | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | X | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | X | Small |

| | | | | |
|---|---|---|---|---|
| Doors: | | Solid | X | H.C. |

**(5) Floors**

Kitchen: Hardwood
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Wood |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 945 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| X | 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 |
| X | 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) |
| | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 47
Floor Area: 945
Total Base New : 139,466 E.C.F.
Total Depr Cost: 66,527 X 1.117
Estimated T.C.V: 74,310

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | CPP |
| 60 | Vinyl |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1940
(11) Heating System: No Heating/Cooling
Ground Area = 945 SF Floor Area = 945 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/90/100/47.7
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Pine Logs | Crawl Space | 945 | | |
| | | | Total: | 122,064 | 58,226 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | -4,547 | -2,169 |
| 2 Fixture Bath | | | 2 | 6,085 | 2,903 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,271 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,254 |
| Porches | | | | | |
| CPP | | | 30 | 818 | 390 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 2,492 |
| Deck | | | | | |
| Vinyl | | | 60 | 2,432 | 1,160 |
| | | | Totals: | 139,466 | 66,527 |

Notes: LOG

ECF (LAKE) 1.117 => TCV: 74,310

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-056-00 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 | 04/01/1995 | WD | 03-ARM'S LENGTH | 133:731 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44344 OLD 41 RD

**Owner's Name/Address**

WICKLEY JOSEPH A & JACQUELINE E
PO BOX 516
HANCOCK MI 49930

**Tax Description**

P5-20-27 SEC 20 T54N R33W PART OF GOV'T LOT 3 D/F, FROM NW COR OF GL-3 GO EAST ALONG THE SUBDIVISION LINE BETWEEN LOTS 2 AND 3 OF SAID SECTION 1801.00' ; TH S 871' TO AN IRON PIN ON THE EAST SIDE OF THE EXISTING ROW OF US-41 AND POB; TH N 12 DEG 33' EAST ALONG THE ROW OF US-41 122.90';
TH EAST 238.00' M/L TO THE SHORE OF PORTAGE LAKE;
TH SOUTHERLY ALONG THE SHORE 121.00' M/L;
TH WEST 275.00' M/L TO POB. LESS DSSA RR ROW,
AKA LOTS 7 & 8 OF PRIVATE PLAT.
CONT 0.69 ACRES M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/07/2017

MAP #:

2024 Est TCV 387,072 TCV/TFA: 170.67

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 123.00 | 238.00 | 1.0000 | 1.2596 | 554 | 100 | | 85,834 |
| 123 Actual Front Feet, 0.67 Total Acres | | | | | | | Total Est. Land Value = | 85,834 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,917 | 150,619 | 193,536 | | | 103,579C |
| 2023 | 42,917 | 141,959 | 184,876 | | | 98,647C |
| 2022 | 50,354 | 127,533 | 177,887 | | | 93,950C |
| 2021 | 54,227 | 119,893 | 174,120 | | | 90,949C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |
| X | Wood | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 588 S.F.
Slab: 840 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 12
Floor Area: 2,268
Total Base New : 306,460 E.C.F.
Total Depr Cost: 269,685 X 1.117
Estimated T.C.V: 301,238

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | WGEP (1 Story) |
| 232 | Treated Wood |
| 276 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2005
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1428 SF Floor Area = 2268 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 | Slab | 840 | | |
| 1 Story | Siding | Crawl Space | 588 | | |
| | | | Total: | 266,720 | 234,714 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 4,001 |
| 2 Fixture Bath | 1 | 3,042 | 2,677 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,190 |
| Water Well, 50 Feet | 1 | 2,629 | 2,314 |
| Porches | | | |
| WGEP (1 Story) | 160 | 12,782 | 11,248 |
| Deck | | | |
| Treated Wood | 232 | 4,473 | 3,936 |
| Treated Wood | 276 | 5,009 | 4,408 |
| Fireplaces | | | |
| Wood Stove | 1 | 2,497 | 2,197 |
| | Totals: | 306,460 | 269,685 |

Notes:

ECF (LAKE) 1.117 => TCV: 301,238

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-057-00 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

Owner's Name/Address

NYGAARD MARY CLARE &
COUSINO JOAN TRUST
1654 S PARK
IRON MOUNTAIN MI 49801

Taxpayer's Name/Address

COUSINO JOAN TRUST &
1031 SIERRA LANE NE
ROCHESTER MN 55906

Tax Description

SEC 20 T54N R33W
COM NW COR OF LOT 3 OF SEC 20;
TH E ALG THE SUBDIVISION LINE BTWN LOTS 2 & 3 OF SAID SEC 20 1850.66';
TH S 641' TO E SIDE R/W OF HWY US 41 TO POB;
TH E 211' TO SHORE OF PORTAGE LAKE,
TH S ALG THE SHORE OF PORTAGE LAKE 118',
TH W 234.10' TO E SIDE OF R/W US HWY 41,
TH N 11 DEG AND 51' E ALG TO POB.
AND 10' R/W
(2007/06138) .53 A.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 192,055 TCV/TFA: 222.29

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 118.00 | 195.65 | 1.0000 | 1.1421 | 554 | 100 | | 74,660 |
| 118 Actual Front Feet, 0.53 Total Acres | | | | | | | Total Est. Land Value = | 74,660 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 37,330 | 58,698 | 96,028 | | | 63,567C |
| 2023 | 37,330 | 55,363 | 92,693 | | | 60,540C |
| 2022 | 43,799 | 49,731 | 93,530 | | | 57,658C |
| 2021 | 47,168 | 46,756 | 93,924 | | | 55,817C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1985 | 2000 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Tile
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 864 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 17
Floor Area: 864
Total Base New : 126,624 E.C.F.
Total Depr Cost: 105,098 X 1.117
Estimated T.C.V: 117,395

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 288 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1985
(11) Heating System: Electric Baseboard
Ground Area = 864 SF Floor Area = 864 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 | Crawl Space | 864 | | |
| | | | Total: | 114,085 | 94,690 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,952 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,182 |
| Deck | | | | | |
| Treated Wood | | | 288 | 5,149 | 4,274 |
| | | | Totals: | 126,624 | 105,098 |

Notes: COTTAGE
ECF (LAKE) 1.117 => TCV: 117,395

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-058-00 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. |
|---|---|---|---|---|---|---|---|---|
| PIETILA SARAH | BEKKALA WESLEY H & MICHELI | 215,000 | 05/05/2017 | WD | 03-ARM'S LENGTH | 2017/02586 | PROPERTY TRANSFER | 100.0 |
| PIETILA TRUST SARAH | PIETILA PAUL A. & SARAH | 1 | 11/23/2010 | QC | 09-FAMILY | 2011/00014 | DEED | 0.0 |
| PIETILA AARON & SARAH | PIETILA TRUST SARAH | 1 | 11/09/2000 | QC | 03-ARM'S LENGTH | 152:837 | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |

Property Address

44310 US HIGHWAY 41

Owner's Name/Address

BEKKALA WESLEY H & MICHELLE I
24966 729TH AVE
DASSEL MN 55325

Tax Description

P5-20-29 SEC 20 T54N R33W
PART OF GOV'T LOT 3 D/F, FROM NW COR GO E 1797' TH S 991' TO POB
TH N 1 DEG 58' E 120.07' TH E 275' TO SHORE OF PORTAGE LAKE TH S'LY ALONG SAID SHORE 120'
TH W 284' TO POB LESS DSS & A RR R/W (100' WIDE STRIP) ALSO KNOWN AS LOT 9 OF PRIVATE PLAT. .78 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 357,755 TCV/TFA: 202.46

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 05/11/2017 | 2017-031-054 | COMPLETE |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 120.00 | 283.14 | 1.0000 | 1.3739 | 554 | 100 | | 91,337 |
| 120 Actual Front Feet, 0.78 Total Acres | | | | | | | Total Est. Land Value = | 91,337 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 45,669 | 133,209 | 178,878 | | | 165,933C |
| 2023 | 45,669 | 125,581 | 171,250 | | | 158,032C |
| 2022 | 53,582 | 112,812 | 166,394 | | | 150,507C |
| 2021 | 57,704 | 106,057 | 163,761 | | | 145,699C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1950 | 2017 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 1 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1236 S.F.
Crawl: 0 S.F.
Slab: 246 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,767
Total Base New : 277,340 E.C.F.
Total Depr Cost: 238,512 X 1.117
Estimated T.C.V: 266,418

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |
| 140 | WGEP (1 Story) |
| 40 | WGEP (1 Story) |
| 144 | WGEP (1 Story) |
| 72 | Treated Wood |
| 336 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1482 SF Floor Area = 1767 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 1,140 | | |
| 1 Story | Siding | Basement | 96 | | |
| 1+ Story | Siding | Slab | 246 | | |
| | | | Total: | 227,220 | 195,409 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| WGEP (1 Story) | | | 48 | 5,819 | 5,004 |
| WGEP (1 Story) | | | 140 | 11,767 | 10,120 |
| WGEP (1 Story) | | | 40 | 5,402 | 4,646 |
| WGEP (1 Story) | | | 144 | 11,949 | 10,276 |
| Deck | | | | | |
| Treated Wood | | | 72 | 2,094 | 1,801 |
| Treated Wood | | | 336 | 5,699 | 4,901 |
| | | | Totals: | 277,340 | 238,512 |

Notes:

ECF (LAKE) 1.117 => TCV: 266,418

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-059-00 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. |
|---|---|---|---|---|---|---|---|---|
| PETERSON ROBERT J & TERESA | PETERSON ROBERT J & TERESA | 0 | 09/15/2012 | QC | 09-FAMILY | 2012/06491 | DEED | 0.0 |
| PETERSON ROBERT J & RITA J | PETERSON ROBERT J & TERESA | 0 | 09/13/2012 | QC | 09-FAMILY | 2012/06490 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44276 US HIGHWAY 41

**Owner's Name/Address**

PETERSON BARBARA & TERESA ET AL
44276 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

P5-20-30 SEC 20 T54N R33W PAR IN GOVT LOT 3 D/F, COM AT N 1/4 COR OF SD SEC, TH E 351. 24', TH S 3677.19', TH S 07 DEG 05' 00" E ALONG THE EASTERLY ROW OF US-41 82.00' TO THE POB;
TH N 89 DEG 20' 55" E 148.97';
N 00 DEG 36' 09" W 21.30';
TH N 89 DEG 23' 51" E 112.01' TO AN INTERMEDIATE TRAVERSE LINE RUNNING ALONG THE SHORE OF PORTAGE LAKE;
TH S 07 DEG 02' 53" E ALONG SAID TRAVERSE LINE 144.04';
TH N 89 DEG 12' 10" W 264.14' TO EASTERLY ROW LINE;
TH N 07 DEG 05" 00 W ALONG SAID EASTERLY ROW LINE 116.00' TO THE POB. EXCEPT A STRIP 100' WIDE WHICH IS THE RAILROAD ROW & 10' WIDE STRIP RUN CONTIG ON EAST LINE FOR STREET PURPOSES. (CORRECTED LEGAL PER DEED 2012/06490)

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 762,300 TCV/TFA: 188.36

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 07/15/1991 | 91-247 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/15/2010 | INSPECTED |
| TH | 10/27/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 144.00 | 264.00 | 1.0000 | 1.3266 | 554 | 100 | | 105,835 |
| 144 Actual Front Feet, 0.87 Total Acres | | | | | | | Total Est. Land Value = | 105,835 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 11.11 | 480 | 95 | 5,066 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,066 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 52,918 | 328,232 | 381,150 | | | 108,831C |
| 2023 | 52,918 | 309,570 | 362,488 | | | 103,649C |
| 2022 | 62,087 | 271,198 | 333,285 | | | 98,714C |
| 2021 | 66,863 | 271,716 | 338,579 | | | 95,561C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1989 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1836 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1150 | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| 2 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| 3 | Ceramic Tile Floor |
| 3 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: BC
Effec. Age: 14
Floor Area: 3,213
Total Base New : 712,418 E.C.F.
Total Depr Cost: 612,681 X 0.983
Estimated T.C.V: 602,265

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | CPP |
| 264 | CPP |
| 264 | Treated Wood |

**(17) Garage**

Year Built: 1990
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 729
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls BC Blt 1989
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1836 SF Floor Area = 3213 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Brick | Basement | 1,836 | | |
| | | | Total: | 460,393 | 395,939 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1150 | 60,306 | 51,863 |
| Exterior | | | | | |
| Brick Veneer | | | 4000 | 80,200 | 68,972 |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 3,025 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 5,750 |
| 2 Fixture Bath | | | 2 | 8,960 | 7,706 |
| Ceramic Tile Floor | | | 3 | 4,291 | 3,690 |
| Ceramic Tile Wains | | | 3 | 8,004 | 6,883 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,744 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,459 |
| Porches | | | | | |
| CPP | | | 84 | 2,163 | 1,860 |
| CPP | | | 264 | 5,438 | 4,677 |
| Deck | | | | | |
| Treated Wood | | | 264 | 5,156 | 4,434 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 729 | 37,026 | 31,842 |
| Common Wall: 1/2 Wall | | | 1 | -1,525 | -1,311 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1930 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. | | Large Avg. |
| | Few | X | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 496 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 59
Floor Area: 496
Total Base New : 58,056 E.C.F.
Total Depr Cost: 26,125 X 0.983
Estimated T.C.V: 25,681

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls D Blt 1930
(11) Heating System: Forced Air w/ Ducts
Ground Area = 496 SF Floor Area = 496 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 | 496 | | |
| | | | Total: | 58,056 | 26,125 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 58,056 | 26,125 |

Notes: COTTAGE
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 25,681

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1930 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 338 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 59
Floor Area: 338
Total Base New : 53,021 E.C.F.
Total Depr Cost: 23,859 X 0.983
Estimated T.C.V: 23,453

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1 Cls CD Blt 1930
(11) Heating System: Forced Air w/ Ducts
Ground Area = 338 SF Floor Area = 338 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 | 338 | | |
| | | | Total: | 53,021 | 23,859 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 53,021 | 23,859 |

Notes: CABIN
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 23,453

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-060-00 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 | 03/01/2004 | WD | 03-ARM'S LENGTH | 164:124 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44250 US HIGHWAY 41

Owner's Name/Address

CUFFE JEANNE SHARON
44250 US HIGHWAY 41
CHASSELL MI 49916

Taxpayer's Name/Address

CUFFE JEANNE SHARON
44250 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-20-30A SEC 20 T54N R33W A PARCEL OF LAND IN GOV'T LOT 3, SEC 20 T54N R33W D/F COM AT N 1/4 COR OF SEC 20 TH E 351.24', TH S 3677.19' TO A POINT ON THE E R/W LINE OF US 41, TH S 07 DEG 05' 00" E 198' ALONG SD R/W LINE TO POB, TH S 89 DEG 21' 00" E 264.23' TO SHORE OF PORTAGE LAKE, TH S 37 DEG 53' 00" W 72.19' ALONG SD SHORE LINE, TH N 89 DEG 21' 00" W 212.74' TO E R/W LINE OF US 41, TH N 07 DEG 05' W 58' ALG SD R/W TO POB, EXCEPTING A STRIP OF LAND 100' IN WIDTH WH IS RR R/W & ALSO A STRIP 10' IN WIDTH ALG E SIDE OF ROW FORST PURPOSES. .17 ACRE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 255,028 TCV/TFA: 227.70

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| OTHER | 04/23/2020 | 2020-111-590 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/16/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 72.19 | 238.49 | 1.0000 | 1.2609 | 554 | 100 | | 50,429 |
| 72 Actual Front Feet, 0.40 Total Acres | | | | | | | Total Est. Land Value = | 50,429 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 25,215 | 102,299 | 127,514 | | | 59,575C |
| 2023 | 25,215 | 96,634 | 121,849 | | | 56,739C |
| 2022 | 29,584 | 86,805 | 116,389 | | | 54,038C |
| 2021 | 31,859 | 93,964 | 125,823 | | | 52,312C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1990 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1120 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**

| | | |
|---|---|---|
| 90 | Recreation | SF |
| 560 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| 1 | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 26
Floor Area: 1,120
Total Base New : 247,526 E.C.F.
Total Depr Cost: 183,168 X 1.117
Estimated T.C.V: 204,599

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 78 | WGEP (1 Story) |
| 30 | Treated Wood |
| 256 | Treated Wood |
| 24 | Treated Wood |
| 24 | Treated Wood |

**(17) Garage**

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: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1990
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 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 | 1,120 | | |
| | | | Total: | 164,291 | 121,576 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 90 | 1,703 | 1,260 |
| Basement Living Area | | | 560 | 19,650 | 14,541 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,354 |
| 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 | | | | | |
| WGEP (1 Story) | | | 78 | 7,972 | 5,899 |
| Deck | | | | | |
| Treated Wood | | | 30 | 1,317 | 975 |
| Treated Wood | | | 256 | 4,764 | 3,525 |
| Treated Wood | | | 24 | 1,072 | 793 |
| Treated Wood | | | 24 | 1,072 | 793 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 832 | 31,383 | 23,223 |
| Door Opener | | | 1 | 535 | 396 |
| | | | Totals: | 247,526 | 183,168 |

Notes:

ECF (LAKE) 1.117 => TCV: 204,599

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-061-00 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 | 03/01/2004 | WD | 03-ARM'S LENGTH | 164:124 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44244 US HIGHWAY 41

Owner's Name/Address

CUFFE JEANNE SHARON
44244 US HIGHWAY 41
CHASSELL MI 49916

Taxpayer's Name/Address

CUFFE JEANNE SHARON
44244 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

P5-20-30B SEC 20 T54N R33W A PARCEL OF LAND IN GOV'T LOT 3, SEC 20 T54N R33W D/F COM AT N 1/4 COR OF SEC 20, TH E 351.24' TH S 3677.19' TO A POINT ON E R/W LINE OF HWY US 41, TH S 07 DEG 05' 00" E 256' TO POB,TH S 89 DEG21' 00" E 212.74' TO SHORE OF PORTAGE LKE, TH S 16 DEG 42' 10" W 59.78' ALONG SHORE,TH N 89 DEG 21' 00" W 188.41' TO ER/W LINE OF HWY US 41,TH N 07 DEG 05'OO"W 58' ALONG R/W LINE TO POB EXC A STRIP OF LAND 100' IN WIDTH WH IS R/R R/W & ALSO A STRIP 10' IN WIDTH ALG E SIDE OF R/W FOR STREET PURPOSE. .12 ACRE M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 93,983 TCV/TFA: 180.74

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/16/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 59.78 | 87.44 | 1.0000 | 0.7635 | 554 | 100 | | 25,286 |
| 60 Actual Front Feet, 0.12 Total Acres | | | | | | | Total Est. Land Value = | 25,286 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,643 | 34,349 | 46,992 | | | 36,058C |
| 2023 | 12,643 | 32,513 | 45,156 | | | 34,341C |
| 2022 | 14,834 | 29,206 | 44,040 | | | 32,706C |
| 2021 | 15,975 | 27,890 | 43,865 | | | 31,662C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1960 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 520 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**

| | | |
|---|---|---|
| 350 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| 1 | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 36
Floor Area: 520
Total Base New : 96,093 E.C.F.
Total Depr Cost: 61,501 X 1.117
Estimated T.C.V: 68,697

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 267 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 520 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 | 520 | | |
| | | | Total: | 76,351 | 48,866 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 350 | 6,346 | 4,061 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,620 | 1,037 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,850 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,619 |
| Deck | | | | | |
| Treated Wood | | | 267 | 4,793 | 3,068 |
| | | | Totals: | 96,093 | 61,501 |

Notes:

ECF (LAKE) 1.117 => TCV: 68,697

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-061-50 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. |
|---|---|---|---|---|---|---|---|---|
| PETERSON ROBERT J & TERESA | PETERSON ROBERT J & TERESA | 0 | 09/15/2012 | QC | 09-FAMILY | 2012/06491 | DEED | 0.0 |
| PETERSON ROBERT J & RITA J | PETERSON ROBERT J & TERESA | 0 | 09/13/2012 | QC | 09-FAMILY | 2012/06490 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44294 US HIGHWAY 41

Owner's Name/Address

PETERSON TERESA ET AL
44294 US HIGHWAY 41
CHASSELL MI 49916

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/23/2018

MAP #:

2024 Est TCV 183,374 TCV/TFA: 179.25

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 68.00 | 300.00 | 1.0000 | 1.4142 | 554 | 100 | | 53,276 |
| 68 Actual Front Feet, 0.47 Total Acres | | | | | | | Total Est. Land Value = | 53,276 |

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P5-20-30C SEC 20 T54N R33W PART OF GOVT LOT 3 D/F, COM AT N 1/4 COR OF SD SEC, TH E 351.24', TH S 3677.19' TO POB,
TH S 89 DEG 21' E 230.75',
TH N 03 DEG 24' 46" W 13.75',
TH S 89 DEG 10' 35" E 32.33' TO AN INTERMEDIATE TRAVERSE LINE RUNNING ALONG THE SHORE OF PORTAGE LAKE,
TH S 07 DEG 16' 40" E ALONG THE TRAVERSE LINE 68.00';
TH S 89 DEG 23' 51" W 112.01';
TH S 00 DEG 36' 09" E 21.30';
TH S 89 DEG 20' 55" W 148.97' TO THE EASTERLY ROW OF US-41; TH N 07 DEG 05' 00" W ALONG THE EASTERLY ROW 82.00' TO POB. EXCEPT A STRIP OF LAND 100' IN WIDTH FOR FORMER RAILROAD ROW AND A STRIP 10' WIDE RUNNING ALONG THE EAST LINE OF THE FORMER ROW FOR STREET PURPOSES. (CORRECTED LEGAL PER DEED 2012/06490)
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,638 | 65,049 | 91,687 | | | 54,597C |
| 2023 | 26,638 | 59,533 | 86,171 | | | 51,998C |
| 2022 | 31,254 | 52,153 | 83,407 | | | 49,522C |
| 2021 | 33,659 | 52,250 | 85,909 | | | 47,940C |

| Who | When | What |
|---|---|---|
| LP | 05/05/2009 | DATA ENTER |
| LP | 07/17/2009 | DATA ENTER |
| JR | 09/16/2010 | INSPECTED |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1949 SHOR | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1023 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**

| | | |
|---|---|---|
| 400 | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 37
Floor Area: 1,023
Total Base New : 210,079 E.C.F.
Total Depr Cost: 132,348 X 0.983
Estimated T.C.V: 130,098

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 45 | CCP (1 Story) |
| 72 | Brzwy, FW |

**(17) Garage**

Year Built: 1960
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: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1949
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1023 SF Floor Area = 1023 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 | 495 | | |
| 1+ Story | Siding | Basement | 528 | | |
| | | | Total: | 155,281 | 97,826 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 400 | 7,568 | 4,768 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,578 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,865 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,999 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,656 |
| Porches | | | | | |
| CCP (1 Story) | | | 45 | 1,355 | 854 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 308 | 14,325 | 9,025 |
| Door Opener | | | 1 | 535 | 337 |
| Built-Ins | | | | | |
| Sauna | | | 1 | 6,499 | 4,094 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,291 |
| Breezeways | | | | | |
| Frame Wall | | | 72 | 4,850 | 3,055 |
| | | | Totals: | 210,079 | 132,348 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-062-00 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. |
|---|---|---|---|---|---|---|---|---|
| DION ROBERT | MORRIS JACK EDWIN JR | 120,000 | 10/25/2019 | LC | 03-ARM'S LENGTH | 2019/05610 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

US 41

Owner's Name/Address

MORRIS JACK EDWIN JR
1133 CURZON COURT APT 104
HOWELL MI 48843

Tax Description

P5-20-31 SEC 20 T54N R33W ALL THAT PART OF GOV'T LOT 3 LYING W OF THE EXISTING R/W OF HWY US 41 EXCEPT PARCELS SOLD ON CODES P5-20-31A, P5-20-31B, & P5-20-31C. 51.47 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/28/2019

MAP #:

2024 Est TCV 97,499

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 51.470 Acres | | 1,894 | 100 | | 97,499 |
| | | | 51.47 Total Acres | | Total Est. Land Value = | | | 97,499 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 48,750 | 0 | 48,750 | | | 20,948C |
| 2023 | 48,676 | 0 | 48,676 | | | 19,951C |
| 2022 | 48,676 | 0 | 48,676 | | | 19,001C |
| 2021 | 31,989 | 0 | 31,989 | | | 18,394C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-062-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44463 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 02/20/2022 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| YANKOVICH LAUREL D<br>PO BOX 382<br>CHASSELL MI 49916 | 2024 Est TCV 163,349 TCV/TFA: 134.33 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.640 Acres | | 13,000 | 100 | | 8,320 |
| | | | 0.64 Total Acres | | | Total Est. Land Value = | | 8,320 |

Tax Description

P5-20-31C SEC 20 T54N R33W PART GOV'T LOT 3 COM AT N 1/4 COR, TH E 130.25', TH S 2650.92' TO INTERSEC OF N LN OF GOV'T LOT 3 & W'LY ROW OF HWY US- 41, TH S 06 DEG 45' 00" E ALG SD ROW 113.28' TO POB, TH S 06 DEG 45' 00" E ALG SD ROW 136.39', TH S 83 DEG 15' 00" W 200', TH N 06 DEG 45' 00" W 136.39', TH N 83 DEG 15' 00" E 200' TO POB. CONT .62 A M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/16/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,160 | 77,515 | 81,675 | | | 50,136C |
| 2023 | 3,077 | 70,645 | 73,722 | | | 47,749C |
| 2022 | 3,077 | 61,889 | 64,966 | | | 45,476C |
| 2021 | 3,616 | 62,007 | 65,623 | | 65,623A | 44,024C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Carpeted
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1216 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,216
Total Base New : 183,384 E.C.F.
Total Depr Cost: 157,710 X 0.983
Estimated T.C.V: 155,029

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 16 | CPP |

**(17) Garage**

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: 672
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 1,216 | | |
| | | | Total: | 150,575 | 129,495 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 27,075 | 23,284 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,260 |
| Door Opener | | | 1 | 535 | 460 |
| Porches | | | | | |
| CPP | | | 16 | 437 | 376 |
| | | | Totals: | 183,384 | 157,710 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 155,029

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-063-00 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 |
|---|
| 44429 US HIGHWAY 41 |

| Owner's Name/Address |
|---|
| KARNOSKY DAVID & JASON<br>44429 US HIGHWAY 41<br>CHASSELL MI 49916 |

| Tax Description |
|---|
| P5-20-31A SEC 20 T54N R33W A PARCEL OF LAND IN GOV'T LOT 3, SEC 20 T54N R33W D/F COMMENCING AT THE INTERSECTION OF THE N LINE OF GOV'T LOT 3 & THE W R/W LINE OF US 41, TH S 6 DEG 45' E 315.67' ALONG SAID R/W LINE TO POB, TH S 6 DEG 45' E 210', TH S 83 DEG 15' W 200' TH N 6 DEG 45' W 210', TH N 83 DEG 15' E 200' TO POB. .96 A. |

| Comments/Influences |
|---|
| |

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/24/1997

MAP #:

2024 Est TCV 323,036 TCV/TFA: 129.21

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/10/2009 | DATA ENTER |
| JR | 09/16/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.960 | Acres | 13,000 | 100 | | 12,480 |
| | | | 0.96 | Total Acres | | Total Est. Land Value = | | 12,480 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,240 | 155,278 | 161,518 | | | 115,776C |
| 2023 | 4,615 | 141,628 | 146,243 | | | 110,263C |
| 2022 | 4,615 | 124,058 | 128,673 | | | 105,013C |
| 2021 | 5,424 | 124,303 | 129,727 | | | 101,659C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1957 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 9 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other: Linoleum

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 2500 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas Wood | X | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| X | Central Air |
| X | 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 |
| 1 | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| 1 | Extra Sink |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 19
Floor Area: 2,500
Total Base New : 390,037 E.C.F.
Total Depr Cost: 315,927 X 0.983
Estimated T.C.V: 310,556

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 20 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1966
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: 572
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1957
(11) Heating System: Forced Hot Water, Wood Furnace Add-On
Ground Area = 2500 SF Floor Area = 2500 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/Brick | Basement | 2,500 | | |
| | | | Total: | 343,954 | 278,601 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,683 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,464 |
| Softener, Manual | | | 1 | 1,538 | 1,246 |
| Extra Sink | | | 1 | 929 | 752 |
| Separate Shower | | | 1 | 1,331 | 1,078 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 572 | 21,707 | 17,583 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,759 |
| Door Opener | | | 1 | 535 | 433 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,231 |
| Porches | | | | | |
| WGEP (1 Story) | | | 20 | 2,012 | 1,630 |
| | | | Totals: | 390,037 | 315,927 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 310,556

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-064-00 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

44493 US HIGHWAY 41

Owner's Name/Address

UNDULATING BRIDGE HEAD INC
1133 CURZON UNIT 104
HOWELL MI 48843

Tax Description

P5-20-31B
SEC 20 T54N R33W
A PARCEL OF LAND IN GOV'T LOT 3, SEC 24 T54N R33W
D/F, COM AT N 1/4 COR OF SEC 20, TH E 130.25', TH S 2650.92' TO THE INTERSECTION OF THE N LINE OF GOV'T LOT 3 & THE W R/W LINE OF US 41 POB, TH S 6 DEG 45' 00" E ALONG SD R/W LINE 113.28', TH S 83 DEG 15' 00" W 200', TH N 6 DEG 45' 00" W 137.57' TO N LINE OF LOT 3, THS 89 DEG 49' 30" E ALONG SD LINE 201.47'TO POB (.58 A M/L) .58 ACRE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 226,481 TCV/TFA: 115.55

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/16/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.520 | Acres | 13,000 | 100 | | 6,760 |
| | | | 0.52 | Total Acres | | Total Est. Land Value = | | 6,760 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 46 | 1,512 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,512 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,380 | 109,861 | 113,241 | | | 88,359C |
| 2023 | 2,500 | 100,243 | 102,743 | | | 84,152C |
| 2022 | 2,500 | 87,831 | 90,331 | | | 80,145C |
| 2021 | 2,938 | 87,950 | 90,888 | | | 77,585C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1960 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 19
Floor Area: 1,960
Total Base New : 274,056 E.C.F.
Total Depr Cost: 221,983 X 0.983
Estimated T.C.V: 218,209

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | WGEP (1 Story) |

**(17) Garage**

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: 504
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1960 SF Floor Area = 1960 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 | Pine Logs | Slab | 1,960 | | |
| | | | Total: | 230,250 | 186,501 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 |
| Porches | | | | | |
| WGEP (1 Story) | | | 120 | 10,723 | 8,686 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 504 | 22,201 | 17,983 |
| Door Opener | | | 1 | 535 | 433 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,957 | 2,395 |
| | | | Totals: | 274,056 | 221,983 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 218,209

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-065-00 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. |
|---|---|---|---|---|---|---|---|---|
| MORRIS JACK SR & MARY LOU | MORRIS JACK E JR & BROOKE | 0 | 09/08/2015 | QC | 09-FAMILY | 2015/05643 | DEED | 0.0 |
| MORRIS JACK SR & MARY LOU | MORRIS JACK SR & MARY LOU | 0 | 09/03/2009 | WD | 03-ARM'S LENGTH | 2009/05455 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

OLD ORCHARD LN

Owner's Name/Address

MORRIS JACK E JR & BROOKE & KIRSTIN
1133 CURZON CT APT 104
HOWELL MI 48843-4192

Tax Description

P5-20-32 SEC 20 T54N R33W NW 1/4 OF SW 1/4 SEC 20. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/14/2015

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 6,954C |
| 2023 | 38,000 | 0 | 38,000 | | | 6,623C |
| 2022 | 38,000 | 0 | 38,000 | | | 6,308C |
| 2021 | 38,800 | 0 | 38,800 | | | 6,107C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-066-00 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. |
|---|---|---|---|---|---|---|---|---|
| SAJDAK BETTY A TRUST | MORRIS JACK E JR | 250,000 | 07/31/2017 | WD | 03-ARM'S LENGTH | 2017/03976 | PROPERTY TRANSFER | 100.0 |
| SAJDAK ROBERT L TRUST | SAJDAK BETTY A TRUST | 0 | 08/02/2010 | QC | 09-FAMILY | 2010/4393 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

22230 SAJDAK RD

**Owner's Name/Address**

MORRIS JACK E JR & BROOKE & KIRSTIN
1133 CURZON CT, APT 104
HOWELL MI 48843

**Tax Description**

P5-20-33 SEC 20 T54N R33W SW 1/4 OF SW 1/4. 40 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 218,767 TCV/TFA: 140.42

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/06/2009 | DATA ENTER |
| JR | 09/20/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 46 | 1,512 |
| Wood Frame | 26.42 | 144 | 46 | 1,750 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,262 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 67,384 | 109,384 | | | 87,215C |
| 2023 | 38,000 | 61,950 | 99,950 | | | 83,062C |
| 2022 | 38,000 | 54,261 | 92,261 | | | 79,107C |
| 2021 | 28,000 | 53,697 | 81,697 | | | 76,580C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1920 | 1990 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 6 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1092 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 42
Floor Area: 1,558
Total Base New : 216,616 E.C.F.
Total Depr Cost: 125,637 X 0.983
Estimated T.C.V: 123,501

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 240 | WGEP (1 Story) |
| 60 | Treated Wood |
| 24 | Treated Wood |

**(17) Garage**

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: 0
Mech. Doors: 1
Area: 288
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1092 SF Floor Area = 1558 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 932 | | |
| 1 Story | Siding | Basement | 160 | | |
| | | | Total: | 172,403 | 99,992 |
| Other Additions/Adjustments | | | | | |
| 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 | | | | | |
| WGEP (1 Story) | | | 240 | 15,334 | 8,894 |
| Deck | | | | | |
| Treated Wood | | | 60 | 1,872 | 1,086 |
| Treated Wood | | | 24 | 1,050 | 609 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 288 | 15,520 | 9,002 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,524 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,220 |
| | | | Totals: | 216,616 | 125,637 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 123,501

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 1900 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 132 | | | | |
| Height | 12 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 40 x 26 = 1040 | | | | |
| Cost New | $ 23,264 | | | | |
| Phy./Func./Econ. %Good | 35/100/100 35.0 | | | | |
| Depreciated Cost | $ 8,142 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items ->  | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 35 | | | | |
| Est. True Cash Value | $ 8,004 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 8004 / All Cards: 8004 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-067-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 110,000 | 06/01/1994 | WD | 03-ARM'S LENGTH | 126:519 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 44193 US HIGHWAY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SHONNARD DAVID R & GISELA C<br>44193 US HIGHWAY 41<br>CHASSELL MI 49916 | 2024 Est TCV 390,222 TCV/TFA: 177.86 | | | | | |

X Improved | Vacant

Public Improvements

- 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

Tax Description

P5-20-34 SEC 20 T54N R33W N 305' OF GOVT LOT 4 SEC 20 EXCEPT THAT PART LYING E OF US HWY 41 ROW CONTAINS 13.15 ACRES M/L

Comments/Influences

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 13.150 Acres | | 3,997 | 100 | | 52,560 |
| | | | 13.15 Total Acres | | Total Est. Land Value = | | | 52,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.64 | 140 | 46 | 1,523 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,523 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,280 | 168,831 | 195,111 | | | 64,174C |
| 2023 | 19,150 | 159,287 | 178,437 | | | 61,119C |
| 2022 | 19,150 | 143,094 | 162,244 | | | 58,209C |
| 2021 | 15,260 | 134,525 | 149,785 | | | 56,350C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1930 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1554 S.F.
Crawl: 320 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 19
Floor Area: 1,874
Total Base New : 328,435 E.C.F.
Total Depr Cost: 266,032 X 1.117
Estimated T.C.V: 297,158

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | WGEP (1 Story) |
| 432 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1930
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1874 SF Floor Area = 1874 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,554 | | |
| 1 Story | Siding | Crawl Space | 320 | | |
| | | | Total: | 267,262 | 216,483 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,683 |
| 2 Fixture Bath | 1 | 3,042 | 2,464 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | 1 | 2,629 | 2,129 |
| Porches | | | |
| WGEP (1 Story) | 168 | 13,218 | 10,707 |
| WGEP (1 Story) | 432 | 27,752 | 22,479 |
| Fireplaces | | | |
| Interior 1 Story | 1 | 5,224 | 4,231 |
| | Totals: | 328,435 | 266,032 |

Notes:

ECF (LAKE) 1.117 => TCV: 297,158

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1930 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 320 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 14
Floor Area: 320
Total Base New : 40,580 E.C.F.
Total Depr Cost: 34,898 X 1.117
Estimated T.C.V: 38,981

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls CD Blt 1930
(11) Heating System: Forced Air w/ Ducts
Ground Area = 320 SF Floor Area = 320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 320 | | |
| | | | Total: | 40,580 | 34,898 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 40,580 | 34,898 |

Notes: COTTAGE

ECF (LAKE) 1.117 => TCV: 38,981

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-067-25 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. |
|---|---|---|---|---|---|---|---|---|
| PEARSON MELVIN & SUSAN | GREG LLC | 370,000 | 09/28/2017 | WD | 03-ARM'S LENGTH | 2017/05391 | DEED | 100.0 |
| WILLIAMS MICHAEL J | PEARSON MELVIN & SUSAN | 355,000 | 08/24/2011 | WD | 03-ARM'S LENGTH | 2011/04168 | DEED | 100.0 |
| | | 150,000 | 07/01/1996 | WD | 03-ARM'S LENGTH | 135:881 | DEED | 0.0 |
| | | | | | | | | |

Property Address
44230 US HIGHWAY 41

Owner's Name/Address
GREGG LLC
152 SEA ISLAND DR
PONTE VEDRA BEACH FL 32082

Tax Description
P5-20-34A SEC 20 T54N R33W PAR OF LAND IN GOVT LOT 4 SEC 20 D/F. THAT PORTION OF THE N 150' OF THE N 305' OF GOVT LOT 4 LYING EASTERLY OF US HWY 41 ROW EXCEPTING & RESERVING ALL EASEMENTS & ROW NOW EXISTING OVER & ACROSS SAID LAND CONTAINS .39 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 426,637 TCV/TFA: 153.25

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 07/29/2020 | 2202-010-302 | FOUNDATION |
| ALTER | 01/11/2018 | 2018-031-001 | FOUNDATION |
| GARAGE | 07/19/1999 | 99-736 | FOUNDATION |

X Improved | Vacant

Public Improvements
- 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 |
|---|---|---|
| JR | 09/16/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 150.00 | 113.26 | 1.0000 | 0.8689 | 554 | 100 | | 72,209 |
| 150 Actual Front Feet, 0.39 Total Acres | | | | | | | Total Est. Land Value = | 72,209 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 1600 | 59 | 2,870 |
| D/W/P: Patio Blocks | 15.28 | 142 | 81 | 1,758 |
| Sauna | 6,499.14 | 1 | 80 | 5,199 |
| Wood Frame | 27.40 | 120 | 74 | 2,433 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,260 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,105 | 177,214 | 213,319 | | | 175,547C |
| 2023 | 36,105 | 167,364 | 203,469 | | | 167,188C |
| 2022 | 42,361 | 150,367 | 192,728 | | | 159,227C |
| 2021 | 45,620 | 141,312 | 186,932 | | | 154,141C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 1 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 896 S.F.
Crawl: 576 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 26
Floor Area: 1,920
Total Base New : 269,204 E.C.F.
Total Depr Cost: 199,211 X 1.117
Estimated T.C.V: 222,519

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 20 | CPP |
| 15 | CPP |
| 842 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1472 SF Floor Area = 1920 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 | 896 | | |
| 1 Story | Siding | Crawl Space | 576 | | |
| | | | Total: | 250,401 | 185,298 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,523 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,945 |
| Porches | | | | | |
| CPP | | | 20 | 547 | 405 |
| CPP | | | 15 | 164 | 121 |
| Deck | | | | | |
| Treated Wood | | | 842 | 10,702 | 7,919 |
| | | | Totals: | 269,204 | 199,211 |

Notes:

ECF (LAKE) 1.117 => TCV: 222,519

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1999 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 1 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 864
Total Base New : 135,588 E.C.F.
Total Depr Cost: 107,116 X 1.117
Estimated T.C.V: 119,649

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 240 | Treated Wood |

**(17) Garage**

Year Built: 1999
Car Capacity: 3
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: 864
% Good: 0
Storage Area: 864
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 1999
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 864 SF Floor Area = 864 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 | Blt-in Gar. | 864 | | |
| | | | Total: | 80,732 | 63,779 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,761 |
| Water Well, 50 Feet | 1 | 2,629 | 2,077 |
| Deck | | | |
| Treated Wood | 240 | 4,572 | 3,612 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 864 | 32,296 | 25,514 |
| Storage Over Garage | 864 | 11,621 | 9,181 |
| Common Wall: 1 Wall | 1 | -2,628 | -2,076 |
| Door Opener | 3 | 1,605 | 1,268 |
| | Totals: | 135,588 | 107,116 |

Notes:

ECF (LAKE) 1.117 => TCV: 119,649

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-067-50 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. |
|---|---|---|---|---|---|---|---|---|
| LEEP VICTORIA TRUSTEE | AHMED ZEYAD TAREQ | 228,000 | 11/03/2015 | WD | 03-ARM'S LENGTH | 2015/05846 | PROPERTY TRANSFER | 100.0 |
| | | 148,000 | 11/01/2004 | WD | 03-ARM'S LENGTH | 166:1135 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44214 US HIGHWAY 41

**Owner's Name/Address**

AHMED ZEYAD TAREQ
44214 US HWY 41
CHASSELL MI 49916

**Tax Description**

P5-20-34B SEC 20 T54N R33W PAR OF LAND IN GOVT LOT 4 SEC 20 D/F: THAT PART OF THE S 155' OF THE N 305' OF GOVT LOT 4 LYING EASTERLY OF US HWY 41 ROW & EXCEPTING & RESERVING ALL EASEMENTS & ROW NOW EXISTING OVER & ACROSS SAID LAND CONTAINS .39 ACRES M/L

**Comments/Influences**

0 LAND DIVISIONS AVAILABLE PER 2015 DEED

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/16/2017

MAP #:

2024 Est TCV 282,905 TCV/TFA: 286.34

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/07/1988 | 88-115 | COMPLETE |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| X | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/20/2009 | DATA ENTER |
| JR | 09/20/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 155.00 | 109.60 | 1.0000 | 0.8548 | 554 | 100 | | 73,401 |
| 155 Actual Front Feet, 0.39 Total Acres | | | | | | | Total Est. Land Value = | 73,401 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 830 | 84 | 6,101 |
| Wood Frame | 24.46 | 192 | 46 | 2,160 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,261 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,701 | 104,752 | 141,453 | | | 135,135C |
| 2023 | 36,701 | 98,917 | 135,618 | | | 128,700C |
| 2022 | 43,060 | 88,869 | 131,929 | | | 122,572C |
| 2021 | 46,373 | 83,510 | 129,883 | | | 118,657C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1988 | 2008 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 988 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 500 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| 1 | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 988
Total Base New : 229,596 E.C.F.
Total Depr Cost: 180,164 X 1.117
Estimated T.C.V: 201,243

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 335 | Treated Wood |
| 120 | Treated Wood |

**(17) Garage**

Year Built: 1988
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1988
(11) Heating System: Forced Hot Water
Ground Area = 988 SF Floor Area = 988 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 | 988 | | | |
| | | | Total: | 151,269 | 119,503 | |
| Other Additions/Adjustments | | | | | | |
| Basement Living Area | | | 500 | 17,545 | 13,861 | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,979 | |
| Plumbing | | | | | | |
| Extra Toilet | | | 1 | 1,491 | 1,178 | |
| Vent Fan | | | 1 | 247 | 195 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,761 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,077 | |
| Deck | | | | | | |
| Treated Wood | | | 335 | 5,688 | 4,494 | |
| Treated Wood | | | 120 | 2,884 | 2,278 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 24,278 | 19,180 | |
| Door Opener | | | 2 | 1,070 | 845 | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 320 | 14,694 | 10,433 | *7 |
| Door Opener | | | 1 | 535 | 380 | |
| | | | Totals: | 229,596 | 180,164 | |

Notes:
ECF (LAKE) 1.117 => TCV: 201,243

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-068-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 305,000 | 06/01/2004 | WD | 03-ARM'S LENGTH | 165:66 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44183 US HIGHWAY 41

Owner's Name/Address

VAUGHAN LORI
44183 US HWY 41
HOUGHTON MI 49931

Tax Description

P5-20-35 SEC 20 T54N R33W
THE S 135' OF N 1/3 &
THE S 1/2 OF N 2/3 OF LOT 4,
EXC W 150' OF N 140' OF S 1/2 OF N 2/3
OF LOT 4,
ALSO EXC THE S 300' OF N 2/3 OF LOT 4.
14.82 ACRES M/L 165/066

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/26/2018

MAP #:

2024 Est TCV 485,994 TCV/TFA: 172.64

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 06/18/2019 | 2019-010-011 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 275.00 | 150.00 | 1.0000 | 1.0000 | 352 | 100 | | 96,800 |
| RATE 1 | | | 13.873 Acres | | 3,914 | 100 | | 54,295 |
| 275 Actual Front Feet, 14.82 Total Acres | | | | | | | Total Est. Land Value = | 151,095 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.46 | 192 | 95 | 4,461 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,461 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 75,548 | 167,449 | 242,997 | | | 216,053C |
| 2023 | 64,148 | 158,207 | 222,355 | | | 205,765C |
| 2022 | 76,798 | 142,131 | 218,929 | | | 195,967C |
| 2021 | 72,474 | 133,603 | 206,077 | | | 189,707C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 1956 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 8 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| X | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Slate/Stone
Other: Carpeted
Other: Slate/Stone

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 2527 S.F.
Crawl: 0 S.F.
Slab: 288 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 27
Floor Area: 2,815
Total Base New : 405,240 E.C.F.
Total Depr Cost: 295,826 X 1.117
Estimated T.C.V: 330,438

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 25 | CPP |

**(17) Garage**

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: 570
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 1956
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2815 SF Floor Area = 2815 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 | 570 | | |
| 1 Story | Siding | Basement | 1,381 | | |
| 1 Story | Siding | Basement | 576 | | |
| 1 Story | Siding | Slab | 288 | | |
| | | | Total: | 357,086 | 260,673 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 6,638 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,476 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,919 |
| Porches | | | | | |
| CPP | | | 25 | 704 | 514 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 570 | 21,654 | 15,807 |
| Door Opener | | | 1 | 535 | 391 |
| Basement Garage: 2 Car | | | 1 | 3,554 | 2,594 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,814 |
| | | | Totals: | 405,240 | 295,826 |

Notes:

ECF (LAKE) 1.117 => TCV: 330,438

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-069-00 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. |
|---|---|---|---|---|---|---|---|---|
| MCGINNIS GARY D & CONSTANC | HAMLIN CRAIG D & JESSICA M | 62,000 | 04/16/2021 | WD | 03-ARM'S LENGTH | 2021/02686 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44092 US HIGHWAY 41

**Owner's Name/Address**

HAMLIN CRAIG D & JESSICA M
46530 MAPLE ST
DODGEVILLE MI 49921

**Tax Description**

CORRECTION FOR 2019 ROLL, PROPERTY DESCRIPTIONS SWAPPED WITH 010-220-069-25
P5-20-35A1 SEC 20 T54N R33W S 300' OF S 1/2 OF N 2/3 OF GOV'T LOT 4 EXC W 150';ALSO EXC 100' WIDE SOO LN RR ROW;ALSO EXC ROW & EASEMENT OF US-41; ALSO EXCPRT OF GOV'T LOT 4, COM @ S 1/4;TH ALG S SEC LN S 87 DEG 53'56" E 265.53TH N 02 DEG 06'04" E 438.71' TO POB;
TH N 02 DEG 08'02" E 86.17'; TH N 81 DEG 06'56" E 311.22' TO E ROW OF HWY US-41; TH ALG ROW N 02 DEG 22'57" W 79.56'; TH S 87 DEG 51'58" E 125.28' TO TRAV PT ON SHORE OF PORTAGE LK 18' FROM WATERS EDGETH ALG TRAV LN ALG SHORE S 02 DEG 58'07"W 225.02' TO TRAV PT 8' FROM WATERS EDGETH N 87 DEG 51'58" W 421.22' TO POB. 1.53 AC M/L
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 185,958 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| DECK | 05/14/2022 | 2022-010-003 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 225.00 | 245.00 | 1.0000 | 1.2780 | 554 | 100 | | 159,305 |
| RATE 1 | | | 0.341 Acres | | 13,000 | 0 | HWY ROW | 0 |
| 225 Actual Front Feet, 1.61 Total Acres | | | | | Total Est. Land Value = | | | 159,305 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 79,653 | 13,326 | 92,979 | | | 64,533C |
| 2023 | 79,653 | 12,556 | 92,209 | | | 61,460C |
| 2022 | 46,575 | 0 | 46,575 | | | 46,575S |
| 2021 | 46,575 | 0 | 46,575 | | | 1,763C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 2022 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 11
Floor Area: 0
Total Base New : 26,810 E.C.F.
Total Depr Cost: 23,861 X 1.117
Estimated T.C.V: 26,653

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 280 | CSEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 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=89/100/100/100/89
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| CSEP (1 Story) | | | 280 | 10,665 | 9,492 |
| Garages | | | | | |
| Class: C Exterior: Block Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 280 | 16,145 | 14,369 |
| | | | Totals: | 26,810 | 23,861 |

Notes:

ECF (LAKE) 1.117 => TCV: 26,653

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-069-25 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. |
|---|---|---|---|---|---|---|---|---|
| | | 188,437 | 08/01/2002 | WD | 03-ARM'S LENGTH | 158:871 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

44107 US HIGHWAY 41

Owner's Name/Address

WEBSTER CHRISTOPHER
44107 US HIGHWAY 41
CHASSELL MI 49916

Tax Description

SEC 20 T54N R33W THE S 300' OF S 1/2 OF N 2/3 OF GOVT LOT4 EXC W 150' THEREOF;ALSO EXC P5-20-35A1 12.75 A M/L.
CORRECTION FOR 2019 ROLL, PROPERTY DESCRIPTIONS SWAPPED WITH 010-220-069-00

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/02/2003

MAP #:

2024 Est TCV 413,448 TCV/TFA: 176.39

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| DEMOLISH | 05/24/2022 | 2022-031-099 | FOUNDATION |
| GARAGE | 08/16/2011 | 11-160 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 50.00 | 150.00 | 1.0000 | 1.0000 | 554 | 100 | | 27,700 |
| RATE 1 | | | 12.578 Acres | | 4,070 | 100 | | 51,187 |
| 50 Actual Front Feet, 12.75 Total Acres | | | | | | | Total Est. Land Value = | 78,887 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.30 | 196 | 89 | 4,239 |
| Wood Frame | 26.30 | 147 | 95 | 3,673 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,912 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 39,444 | 167,280 | 206,724 | | | 119,561C |
| 2023 | 32,428 | 158,153 | 190,581 | | | 113,868C |
| 2022 | 34,828 | 140,128 | 174,956 | | | 108,446C |
| 2021 | 32,531 | 131,722 | 164,253 | | | 104,982C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1920 | 2022 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1200 S.F.
Crawl: 844 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 29
Floor Area: 2,344
Total Base New : 416,686 E.C.F.
Total Depr Cost: 292,434 X 1.117
Estimated T.C.V: 326,649

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 400 | WGEP (1 Story) |
| 288 | CCP (2 Story) |

**(17) Garage**

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1920
(11) Heating System: Forced Hot Water
Ground Area = 2044 SF Floor Area = 2344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 1,200 | | | |
| 1 Story | Siding | Crawl Space | 844 | | | |
| | | | Total: | 295,563 | 209,850 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,228 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,867 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 400 | 25,728 | 18,267 | |
| CCP (2 Story) | | | 288 | 8,510 | 6,042 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 21,807 | 15,483 | |
| Door Opener | | | 1 | 535 | 380 | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 288 | 10,665 | 4,159 | *3 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Door Opener | | | 1 | 535 | 380 | |
| Base Cost | | | 1236 | 38,909 | 27,625 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,773 | |
| | | | Totals: | 416,686 | 292,434 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-070-00 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. |
|---|---|---|---|---|---|---|---|---|
| SAJDAK ROBERT L TRUST | SAJDAK BETTY A TRUST | 0 | 08/02/2010 | QC | 09-FAMILY | 2010/4393 | DEED | 0.0 |
| | | 1 | 10/01/1999 | WD | 03-ARM'S LENGTH | 150:618 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22230 SAJDAK RD

Owner's Name/Address

MORRIS JACK E JR & BROOKE & KIRSTIN
1133 CURZON CT, APT 104
HOWELL MI 48843

Tax Description

P5-20-36 SEC 20 T54N R33W THE W 150' OF THE S 1/2 OF THE N 2/3 & W 150' OF S 1/3 OF GOV'T LOT 4. 3.02 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 24,080

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 3.020 Acres | | 7,974 | 100 | | 24,080 |
| | | | 3.02 Total Acres | | Total Est. Land Value = | | | 24,080 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,040 | 0 | 12,040 | | | 9,411C |
| 2023 | 10,530 | 0 | 10,530 | | | 8,963C |
| 2022 | 10,530 | 0 | 10,530 | | | 8,537C |
| 2021 | 8,265 | 0 | 8,265 | | | 8,265S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-071-20 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. |
|---|---|---|---|---|---|---|---|---|
| | | 7,000 | 10/01/1995 | WD | 03-ARM'S LENGTH | 132:899 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

22310 SAJDAK RD

Owner's Name/Address

WEBSTER CHRISTOPHER R
44107 US 41
CHASSELL MI 49916

Tax Description

P5-20-37C SEC 20 T54N R33W COM @ S 1/4 COR; TH N 89 DEG 59'37" W 287.76' TO POB; TH N 89 DEG 59'37" W ALG S LN 882.16'; TH N 0 DEG 17'49" W 438.72'; TH S 89 DEG 59'31" E 882.16'; TH S 0 DEG 17'49" E 438.69' TO POB. 8.88 A M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/16/2018

MAP #:

2024 Est TCV 42,573

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 8.880 | Acres | 4,794 | 100 | | 42,573 |
| | | | 8.88 Total Acres | | Total Est. Land Value = | | | 42,573 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,287 | 0 | 21,287 | | | 14,455C |
| 2023 | 15,254 | 0 | 15,254 | | | 13,767C |
| 2022 | 15,254 | 0 | 15,254 | | | 13,112C |
| 2021 | 12,694 | 0 | 12,694 | | | 12,694S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-071-50 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. |
|---|---|---|---|---|---|---|---|---|
| CORTRIGHT JULIE A | LEVINE HENRY J & PAULETTE | 60,000 | 08/01/2005 | WD | 03-ARM'S LENGTH | 167:2314 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44065 US HIGHWAY 41

**Owner's Name/Address**

LEVINE HENRY J & PAULETTE
10700 GOODLAND DR
DENTON TX 76207

**Tax Description**

P5-20-37B SEC 20 T54N R33W COM @ S 1/4 COR OF SEC 20 WHICH IS POB; TH N 89 DEG 59'37" W ALG S LINE OF SD SEC 20 287.76';TH N 00 DEG 17'49" W 438.69';TH S 89 DEG 59'31" E 598.12'; THS 438.49'; TH W 308.08' TO POB. CONTAINS 6.02 A M/L 167/1223

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 97,358 TCV/TFA: 126.77

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 6.020 Acres | | 5,703 | 100 | RURAL | 34,335 |
| | | | 6.02 Total Acres | | Total Est. Land Value = | | | 34,335 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,168 | 31,511 | 48,679 | | | 27,833C |
| 2023 | 13,265 | 29,365 | 42,630 | | | 26,508C |
| 2022 | 13,265 | 26,378 | 39,643 | | | 25,246C |
| 2021 | 10,255 | 24,798 | 35,053 | | | 24,440C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Very Poor

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 512 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 57
Floor Area: 768
Total Base New : 125,380 E.C.F.
Total Depr Cost: 56,422 X 1.117
Estimated T.C.V: 63,023

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 2
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 512 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Slab | 512 | | |
| | | | Total: | 80,564 | 36,255 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,004 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,138 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 336 | 18,231 | 8,204 |
| Class: CD Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 448 | 22,060 | 9,927 |
| Common Wall: 1 Wall | | | 1 | -2,458 | -1,106 |
| | | | Totals: | 125,380 | 56,422 |

Notes:

ECF (LAKE) 1.117 => TCV: 63,023

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-071-55 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. |
|---|---|---|---|---|---|---|---|---|
| | STRUTHERS ALLAN A & MARY A | 0 | 01/01/2003 | WD | 03-ARM'S LENGTH | 168/27 | PROPERTY TRANSFER | 0.0 |
| | | 90,000 | 04/01/2002 | WD | 03-ARM'S LENGTH | 157:732 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44059 US HIGHWAY 41

**Owner's Name/Address**

STRUTHERS ALLAN A & MARY ANN
44059 US HIGHWAY 41
CHASSELL MI 49916

**Tax Description**

SEC 20 T54N R33W PRT OF GOVT LOT 4; COM @ S 1/4 COR OF SEC 20; TH N89 DEG 58'44" E ALG S LN 308.08' TO PIN & POB;
TH DUE N 204.59' TO PIN; TH DUE E 385.66' TO PIN & SHORE OF PORTAGE LAKE; TH S 02 DEG 18'36" E ALG SHORE 204.61' TO PIPE; TH 89 DEG 58' 44" W ALG S SEC LN 393.91' TO POB. EXC ROW'S FOR HWY & RR. 1.14 A M/L NOTE PARCEL EXTENDS TO WATER'S EDGE OF PORTAGE LAKE, AND EASEMENT
AND PART GOVT LOT 4; COM S 1/4 COR OF SEC 20; TH N 89 DEG 58' 44" E ALG S LINE 288.08' TO POB;
TH N 204.6'; TH E 20'; TH S 204.59'; TH S 89 DEG 58' 44" W ALG S LINE 20' TO POB. .09 A. 167/2688 TOTAL 1.23 A.

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/26/2014

MAP #: P5-20-37B1

2024 Est TCV 318,863 TCV/TFA: 149.84

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| TH | 10/28/2010 | DATA ENTER |

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE VIEW | 204.61 | 261.86 | 1.0000 | 1.0000 | 352 | 100 | | 72,023 |
| 205 Actual Front Feet, 1.23 Total Acres | | | | | | | Total Est. Land Value = | 72,023 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,012 | 123,420 | 159,432 | | | 32,607C |
| 2023 | 32,942 | 116,289 | 149,231 | | | 31,055C |
| 2022 | 42,228 | 108,412 | 150,640 | | | 29,577C |
| 2021 | 42,228 | 101,915 | 144,143 | | | 28,633C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 2128 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 9
Floor Area: 2,128
Total Base New : 242,841 E.C.F.
Total Depr Cost: 220,985 X 1.117
Estimated T.C.V: 246,840

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 518 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2128 SF Floor Area = 2128 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 | Crawl Space | 2,128 | | |
| | | | Total: | 220,843 | 200,967 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 4,052 |
| Water Well, 200 Feet | | | 1 | 10,153 | 9,239 |
| Deck | | | | | |
| Treated Wood | | | 518 | 7,392 | 6,727 |
| | | | Totals: | 242,841 | 220,985 |

Notes:

ECF (LAKE) 1.117 => TCV: 246,840

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-071-60 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. |
|---|---|---|---|---|---|---|---|---|
| STRUTHERS ALLAN A & MARY A | LEVINE HENRY J & PAULETTE | 12,500 | 09/20/2005 | QC | 03-ARM'S LENGTH | 167/2611 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

44059 US HIGHWAY 41

**Owner's Name/Address**

LEVINE HENRY J & PAULETTE
10700 GOODLAND DR
DENTON TX 76207

**Tax Description**

GOVT LOT 4 SEC 20 T54N R33W
COM S 1/4 COR OF SEC 20, TH N 89 DEG 58' 44" E ALG S LINE OF SEC 20 701.99' TO SHORE OF PORTAGE LAKE, TH N 01 DEG 39' 14" W ALG SHORE OF PORTAGE LAKE 184.52' TO POB;
TH W 97.16'; TH N 03 DEG 07' 31" W 20.03'; TH E 95.33' AND SHORE OF PORTAGE LAKE; TH S 08 DEG 18' 44" E ALG SHORE OF PORTAGE LAKE 20.21' TO POB. .04 A.

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 8,957

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 20.21 | 96.00 | 1.0000 | 0.8000 | 554 | 100 | | 8,957 |
| 20 Actual Front Feet, 0.04 Total Acres | | | | | | | Total Est. Land Value = | 8,957 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,479 | 0 | 4,479 | | | 3,498C |
| 2023 | 4,479 | 0 | 4,479 | | | 3,332C |
| 2022 | 4,184 | 0 | 4,184 | | | 3,174C |
| 2021 | 4,184 | 0 | 4,184 | | | 3,073C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-071-80 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. |
|---|---|---|---|---|---|---|---|---|
| BURCAR JAMES & JOSEPH | MINERS STATE BANK | 89,900 | 04/22/2010 | SD | 10-FORECLOSURE | 2010/02077 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

HWY 41

**Owner's Name/Address**

JAEHNIG FREDERICK & MARIA CORTEZ-
609 ARBOR ST
VANDENBERG AFB CA 93437

**Tax Description**

P5-20-37 SEC 20 T54N R33W COM @ S 1/4 COR @ PIPE; TH N 89 DEG 58' 44" E ALG S LN 701.99' TO PIPE ON SHORE OF PORTAGE LK; TH N 02 DEG 18'36" W ALG SHORE 204.61' TO PIN BEING POB;
TH DUE W 385.66' TO PIN; TH DUE N 233.93TO PIN; TH S 89 DEG 59'31" E 378.18' TO PIPE ON SHORE OF LK; TH S 01 DEG 49'55" ALG SHORE 234.02' M/L TO POB. EXC US-41 & SOO LINE RR ROWS. 2.05 A M/L

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 119,953

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 10.PORTAGE LAKE

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| LAKE - RR ROW | 234.00 | 100.00 | 1.0000 | 0.8165 | 554 | 100 | | 105,847 |
| RATE 1 | | | 1.208 Acres | | 11,678 | 100 | | 14,106 |
| RATE 1 | | | 0.355 Acres | | 11,678 | 0 | HWY ROW | 0 |
| 234 Actual Front Feet, 2.10 Total Acres | | | | | | | Total Est. Land Value = | 119,953 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 59,977 | 0 | 59,977 | | | 53,401C |
| 2023 | 58,526 | 0 | 58,526 | | | 50,859C |
| 2022 | 48,438 | 0 | 48,438 | | | 48,438S |
| 2021 | 48,438 | 0 | 48,438 | | | 15,793C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-220-072-00 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 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:572 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

DNR STATE OF MICHIGAN
PO BOX 30448
LANSING MI 48909-7948

Taxpayer's Name/Address

DNR STATE OF MICHIGAN
PO BOX 30448
LANSING MI 48909-7948

Tax Description

P5-20-38 SEC. 20 T54N R33W A STRIP OF SOO LINE RR ROW 5280' M/L BY 100' M/L GOING IN A N-S DIRECTION IN THE E 1/2 OF SEC. 20 12.12 A M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 12.120 Acres | | 15,426 | 100 | | 186,960 |
| | | | 12.12 Total Acres | | Total Est. Land Value = | | | 186,960 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| STEVENS PEGGY L & FLASKA S | ELDRIDGE HOWARD | 160 | 12/10/2006 | QC | 21-NOT USED/OTHER | 2007-/00977 | DEED | 100.0 |
| | | 1,700 | 11/01/2003 | WD | 03-ARM'S LENGTH | 163:510 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MAIN ST

Owner's Name/Address

CHARTER TWP OF PORTAGE
HOUGHTON MI 49931

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 1.00 Acres | | 0 | 100 | | 0 |
| | | | 1.00 Total Acres | | Total Est. Land Value = | | | 0 |

Tax Description

6-1-1B5 SEC 1 T54N R34W THAT PORTION OF SW 1/4 OF NW 1/4 OF SEC 1 D/F; COM AT W 1/4 POST OF SEC 1; TH N 88 DEG 00'79" E 612.53' TO POB; TH N 88 DEG 00'79" E 65'; TH N 45 DEG W 130'; THS 128' TO POB. .1 A

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2023 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-001-50 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. |
|---|---|---|---|---|---|---|---|---|
| WUTHRICH HOLDINGS LLC | IRIZARRY BRIAN & BARBARA | 175,000 | 01/30/2020 | WD | 03-ARM'S LENGTH | 2020/00493 | DEED | 100.0 |
| GITZEN COMPANY | WUTHRICH HOLDINGS, LLC | 35,000 | 07/24/2008 | WD | 03-ARM'S LENGTH | 2008/04405 | DEED | 100.0 |
| | | 6,000 | 05/01/1995 | WD | 03-ARM'S LENGTH | 130:683 | DEED | 0.0 |
| | | | | | | | | |

**Property Address**

47663 MAIN ST

**Owner's Name/Address**

IRIZARRY HOLDINGS, LLC
203 W SOUTH AVENUE
HOUGHTON MI 49931

**Tax Description**

P6-1-1B SEC 1 T54N R34W SW 1/4 OF NW 1/4 LYING S OF VILLAGE OF HURON & W OF THE DODGEVILLE RD. EXC: COM @ W 1/4 COR; TH N 04 DEG 58'38"E 300.45' ALG W SEC LN; TH S 88 DEG 09' 27" E 515.22' TO W ROW OF DODGEVILLE RD; TH ALG SD ROW S'LY 300.38' ALG ARC OF2804.79' RAD CURV TO LT WH CHORD BEARSS 00 DEG 25'30" E 300.24' TO E-W 1/4 LN TH N 88 DEG 09'27" W 546.53' TO POB. 9 AC M/L

**Comments/Influences**

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 111,683

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| OTHER | 09/29/2021 | 2020-111-262 | FOUNDATION |
| OTHER | 05/04/2020 | 2021-010-256 | FOUNDATION |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 840.00 | 467.00 | 1.0000 | 0.0000 | 500 | 100* | | 0 |
| OFF HWY | | | 8.700 Acres | | 12,837 | 100 | | 111,683 |

* denotes lines that do not contribute to the total acreage calculation.

840 Actual Front Feet, 8.70 Total Acres Total Est. Land Value = 111,683

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 55,842 | 0 | 55,842 | | | 55,842S |
| 2023 | 55,842 | 0 | 55,842 | | | 55,842S |
| 2022 | 55,842 | 0 | 55,842 | | | 55,842S |
| 2021 | 61,988 | 0 | 61,988 | | | 61,988S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-001-60 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. |
|---|---|---|---|---|---|---|---|---|
| CM MORRIS GROUP INC | NIEMELA CAL G & MARCUS | 299,000 | 09/27/2018 | WD | 03-ARM'S LENGTH | 2018/04805 | REAL PROPERTY STAT | 100.0 |
| | | 180,000 | 12/01/2003 | WD | 03-ARM'S LENGTH | 163:612 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47555 MAIN ST

**Owner's Name/Address**

NIEMELA CAL G & MARCUS
KINGSTAR COMPANY
911 EVERGREEN DR
HOUGHTON MI 49931

**Tax Description**

P6-1-1B6 SEC 1 T54N R34W COM @ W 1/4 COR; TH N 04 DEG 58'38" E 300.45' ALG W SEC LN;
TH S 88 DEG 09'27" E 518.22' TO W ROW OF DODGEVILLE RD;
TH ALG SD ROW S'LY 300.38' ALG ARC OF 2804.79' RAD CURV TO LFT WH CHORD BEARS S 00 DEG 25'30" E 300.24' TO E-W 1/4 LN
TH N 88 DEG 09'27" W 546.53' TO POB. 3.67 AC M/L

**Comments/Influences**

Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 325,476 TCV/TFA: 54.25

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 05/07/2021 | 2021-999-888 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 300.00 | 522.00 | 1.0746 | 1.1007 | 500 | 100 | | 177,415 |
| 300 Actual Front Feet, 3.60 Total Acres | | | | | | | Total Est. Land Value = | 177,415 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 4000 | 74 | 9,176 |
| D/W/P: 5in Ren. Conc. | 8.94 | 400 | 74 | 2,646 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,822 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 88,708 | 74,030 | 162,738 | | | 153,232C |
| 2023 | 79,837 | 67,162 | 146,999 | | | 145,936C |
| 2022 | 79,837 | 59,150 | 138,987 | | | 138,987S |
| 2021 | 79,837 | 56,646 | 136,483 | | | 136,483S |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: D,Pole
Floor Area: 6,000
Gross Bldg Area: 6,000
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 22
Physical %Good: 41
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 6000
Ave. Perimeter: 320
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 320

Base Rate for Upper Floors = 59.67

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.18 100%
Adjusted Square Foot Cost for Upper Floors = 64.85

Total Floor Area: 6,000 Base Cost New of Upper Floors = 389,100

Reproduction/Replacement Cost = 389,100
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 159,531

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 136,239
Replacement Cost/Floor Area= 64.85 Est. TCV/Floor Area= 22.71

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

GUNDLACH

Owner's Name/Address

CITY OF HOUGHTON
PO BOX 406
HOUGHTON MI 49931

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Tax Description

P6-1-1B1 SEC 1 T54N R34W PART OF NW 1/4 COM AT NW COR,TH S 89 DEG57' 30" E 796.05', TH S 10 DEG 09' 30" E 30.48' TO POB, TH S 10 DEG 09' 30" E 94.05', TH S 20 DEG 00' 30" W 497.40', TH S 10 DEG 09' 30" E 620', TH S 50 DEG 02' 45" E 358.07' TH N 30 DEG 12' 30" E 400', TH S 59 DEG 47' 30" E 50', TH N 30DEG 12'30" E 367.30', TH S 59 DEG 47'30"E 250.00',TH N 30 DEG 12' 30" E 350', THN 59 DEG 47'30" W 250', TH N 30 DEG 12' 30" E 531.09',TH N 89 DEG 57' 30" W 1102.83' TO THE POB. 25.50 ACRES M/L

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 25.50 Acres | | 0 | 100 | | 0 |
| | | | 25.50 Total Acres | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-002-50 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. |
|---|---|---|---|---|---|---|---|---|
| KRB PROPERTIES | HOUGHTON QUALITY HOUSING | 1,200,000 | 04/30/2021 | WD | 03-ARM'S LENGTH | 2021/3022 | DEED | 100.0 |
| JRG DEVELOPMENT LTD | KRB PROPERTIES | 80,000 | 12/29/2017 | WD | 03-ARM'S LENGTH | 2018/00033 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

BEDROCK DR

Owner's Name/Address

HOUGHTON QUALITY HOUSING LLC
46844 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-1-1B4 SEC 1 T54N R34W PAR IN NW 1/4 OF SEC 1, COM AT N 1/4 COR OF SEC 1, TH N 89 DEG 57' 30" W 413.96', TH S 30 DEG 12' 30" W 1705.43',TH S 59 DEG 49' 30" E 11.38' TO POB.
TH S 59 DEG 49' 30" E 619.7',
TH S 30 DEG 10' 30" W 780',
TH S 59 DEG 49' 30" E 110',
TH S 30 DEG 10' 30" W 96.6',
TH N 88 DEG 15' W ALG ABOVE CL 336.98' TO 1/16 COR,
TH N 2 DEG 8'30" E ALG SUBDIVISION LINE 237.75',
TH N 59 DEG7' W 257.12';
TH 30 DEG 53' W 139.37';
TH N 59 DEG 7' W 74.78';
TH N 30 DEG 53'20" E 727.89'
TH N 30 DEG 53'20" E 234.65' M/L TO POB.
CONTAINS 10.1 ACRES
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 2,010,662 TCV/TFA: 76.25

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/24/2023 | 2023-010-199 | FOUNDATION |
| COMMERCIAL | 10/14/2022 | 2022-031-350 | FOUNDATION |
| HOUSE | 06/06/2022 | 2022-031-114 | FOUNDATION |
| HOUSE | 11/12/2021 | 2021-031-256 | FOUNDATION |

X Improved | Vacant

Public Improvements

- 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

- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 880.00 | 265.00 | 0.4190 | 1.0000 | 188 | 100 | | 69,318 |
| OFF HWY | | | 3.119 | Acres | 13,531 | 100 | | 42,204 |
| STANDARD COMMERCIAL | | | 1.730 | Acres | 30,810 | 0 | HWY ROW | 0 |

880 Actual Front Feet, 10.20 Total Acres Total Est. Land Value = 111,522

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.18 | 3456 | 98 | 27,705 |
| D/W/P: 5in Ren. Conc. | 8.94 | 8768 | 98 | 76,818 |
| Total Estimated Land Improvements True Cash Value = | | | | 104,523 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 55,761 | 949,570 | 1,005,331 | | | 929,617C |
| 2023 | 55,761 | 690,096 | 745,857 | | | 716,262C |
| 2022 | 55,761 | 385,282 | 441,043 | | | 441,043S |
| 2021 | 56,882 | 273,591 | 330,473 | | | 330,473S |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 1,368
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 3
Physical %Good: 94
Func. %Good : 100
Economic %Good: 100

2019 Year Built Remodeled

Overall Bldg Height

Comments:
DUPLEX

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Forced Air Furnace 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1368
Total # Units: 2
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 1368 # of Units: 2

Base Rate for Upper Floors = 83.77

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.35 100%
Adjusted Square Foot Cost for Upper Floors = 91.12

Total Floor Area: 1,368 Base Cost New of Upper Floors = 124,652

Reproduction/Replacement Cost = 124,652
2 Identical Units => Reproduction/Replacement Cost of all units = 249,304
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 234,346

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 200,131
Replacement Cost/Floor Area= 91.12 Est. TCV/Floor Area= 73.15

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 1,368
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 3
Physical %Good: 94
Func. %Good : 100
Economic %Good: 100

2019 Year Built Remodeled

Overall Bldg Height

Comments:
DUPLEX

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Forced Air Furnace 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1368
Total # Units: 2
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 1368 # of Units: 2

Base Rate for Upper Floors = 83.77

(10) Heating system: Forced Air Furnace Cost/SqFt: 7.35 100%
Adjusted Square Foot Cost for Upper Floors = 91.12

Total Floor Area: 1,368 Base Cost New of Upper Floors = 124,652

Reproduction/Replacement Cost = 124,652
2 Identical Units => Reproduction/Replacement Cost of all units = 249,304
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 234,346

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 200,131
Replacement Cost/Floor Area= 91.12 Est. TCV/Floor Area= 73.15

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Residential (Detached)

Class: D,Siding
Floor Area: 576
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 3
Physical %Good: 94
Func. %Good : 100
Economic %Good: 100

2019 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: No Heating or Cooling 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 576
Ave. Perimeter: 96
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Good
Stories: 1 Story Height: 10 Perimeter: 96

Base Rate for Upper Floors = 56.97

Adjusted Square Foot Cost for Upper Floors = 56.97

Total Floor Area: 576 Base Cost New of Upper Floors = 32,815

Reproduction/Replacement Cost = 32,815
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 30,846

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 26,343
Replacement Cost/Floor Area= 56.97 Est. TCV/Floor Area= 45.73

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|
| X | | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|
| | | | | | |

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|
| | | | | | |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|
| | | | |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Residential (Detached)

Class: D,Siding
Floor Area: 576
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 3
Physical %Good: 94
Func. %Good : 100
Economic %Good: 100

2019 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: No Heating or Cooling 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 576
Ave. Perimeter: 96
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Good
Stories: 1 Story Height: 10 Perimeter: 96

Base Rate for Upper Floors = 56.97

Adjusted Square Foot Cost for Upper Floors = 56.97

Total Floor Area: 576 Base Cost New of Upper Floors = 32,815

Reproduction/Replacement Cost = 32,815
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 30,846

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 4 = 26,343
Replacement Cost/Floor Area= 56.97 Est. TCV/Floor Area= 45.73

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 47617 - 47621
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 1,368
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2020 Year Built Remodeled

Overall Bldg Height

Comments:
DUPLEX

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Hot Water, Radiant Floor 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1368
Total # Units: 2
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 1368 # of Units: 2

Base Rate for Upper Floors = 83.77

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 13.51 100%
Adjusted Square Foot Cost for Upper Floors = 97.28

Total Floor Area: 1,368 Base Cost New of Upper Floors = 133,079

Reproduction/Replacement Cost = 133,079
2 Identical Units => Reproduction/Replacement Cost of all units = 266,158
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 255,512

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 5 = 218,207
Replacement Cost/Floor Area= 97.28 Est. TCV/Floor Area= 79.75

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|
| X | | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |
|---|---|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Residential (Attached)

Class: D,Siding
Floor Area: 832
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2020 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 832
Ave. Perimeter: 84
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Stories: 1 Story Height: 10 Perimeter: 84

Base Rate for Upper Floors = 27.88

Adjusted Square Foot Cost for Upper Floors = 27.88

Total Floor Area: 832 Base Cost New of Upper Floors = 23,196

Reproduction/Replacement Cost = 23,196
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 22,268

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 6 = 19,017
Replacement Cost/Floor Area= 27.88 Est. TCV/Floor Area= 22.86

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|
| X | | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG #4
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 1,368
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2021 Year Built
Remodeled

Overall Bldg Height

Comments:
DUPLEX

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Hot Water, Radiant Floor 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1368
Total # Units: 2
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 1368 # of Units: 2

Base Rate for Upper Floors = 83.77

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 13.51 100%
Adjusted Square Foot Cost for Upper Floors = 97.28

Total Floor Area: 1,368 Base Cost New of Upper Floors = 133,079

Reproduction/Replacement Cost = 133,079
2 Identical Units => Reproduction/Replacement Cost of all units = 266,158
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 255,512

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 7 = 218,207
Replacement Cost/Floor Area= 97.28 Est. TCV/Floor Area= 79.75

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|
| X | | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |
|---|---|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Residential (Attached)

Class: D,Siding
Floor Area: 832
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2021 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 832
Ave. Perimeter: 84
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Stories: 1 Story Height: 10 Perimeter: 84

Base Rate for Upper Floors = 27.88

Adjusted Square Foot Cost for Upper Floors = 27.88

Total Floor Area: 832 Base Cost New of Upper Floors = 23,196

Reproduction/Replacement Cost = 23,196
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 22,268

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 8 = 19,017
Replacement Cost/Floor Area= 27.88 Est. TCV/Floor Area= 22.86

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | | | | |
|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG #5
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 1,368
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2022 Year Built
Remodeled

Overall Bldg Height

Comments:
DUPLEX

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Hot Water, Radiant Floor 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1368
Total # Units: 2
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 1368 # of Units: 2

Base Rate for Upper Floors = 83.77

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 13.51 100%
Adjusted Square Foot Cost for Upper Floors = 97.28

Total Floor Area: 1,368 Base Cost New of Upper Floors = 133,079

Reproduction/Replacement Cost = 133,079
2 Identical Units => Reproduction/Replacement Cost of all units = 266,158
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 255,512

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 9 = 218,207
Replacement Cost/Floor Area= 97.28 Est. TCV/Floor Area= 79.75

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|
| X | | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |
|---|---|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 47572, 47568
Calculator Occupancy: Garages - Residential (Attached)

Class: D,Siding
Floor Area: 832
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2022 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 832
Ave. Perimeter: 84
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Stories: 1 Story Height: 10 Perimeter: 84

Base Rate for Upper Floors = 27.88

Adjusted Square Foot Cost for Upper Floors = 27.88

Total Floor Area: 832 Base Cost New of Upper Floors = 23,196

Reproduction/Replacement Cost = 23,196
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 22,268

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 10 = 19,017
Replacement Cost/Floor Area= 27.88 Est. TCV/Floor Area= 22.86

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG #6
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 1,368
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2022 Year Built
Remodeled

Overall Bldg Height

Comments:
DUPLEX

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Hot Water, Radiant Floor 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1368
Total # Units: 2
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 1368 # of Units: 2

Base Rate for Upper Floors = 83.77

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 13.51 100%
Adjusted Square Foot Cost for Upper Floors = 97.28

Total Floor Area: 1,368 Base Cost New of Upper Floors = 133,079

Reproduction/Replacement Cost = 133,079
2 Identical Units => Reproduction/Replacement Cost of all units = 266,158
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 255,512

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 11 = 218,207
Replacement Cost/Floor Area= 97.28 Est. TCV/Floor Area= 79.75

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|
| X | | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |
|---|---|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|
| | | | | | |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|
| | | | |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG #6
Calculator Occupancy: Garages - Residential (Attached)

Class: D,Siding
Floor Area: 832
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2022 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 832
Ave. Perimeter: 84
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Stories: 1 Story Height: 10 Perimeter: 84

Base Rate for Upper Floors = 27.88

Adjusted Square Foot Cost for Upper Floors = 27.88

Total Floor Area: 832 Base Cost New of Upper Floors = 23,196

Reproduction/Replacement Cost = 23,196
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 22,268

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 12 = 19,017
Replacement Cost/Floor Area= 27.88 Est. TCV/Floor Area= 22.86

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG #7
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 1,368
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2022 Year Built
Remodeled

Overall Bldg Height

Comments:
DUPLEX

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Hot Water, Radiant Floor 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1368
Total # Units: 2
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 1368 # of Units: 2

Base Rate for Upper Floors = 83.77

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 13.51 100%
Adjusted Square Foot Cost for Upper Floors = 97.28

Total Floor Area: 1,368 Base Cost New of Upper Floors = 133,079

Reproduction/Replacement Cost = 133,079
2 Identical Units => Reproduction/Replacement Cost of all units = 266,158
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 255,512

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 13 = 218,207
Replacement Cost/Floor Area= 97.28 Est. TCV/Floor Area= 79.75

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|
| X | | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |
|---|---|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG #6
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 1,368
Gross Bldg Area: 26,368
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

2022 Year Built
Remodeled

Overall Bldg Height

Comments:
DUPLEX

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Hot Water, Radiant Floor 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1368
Total # Units: 2
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 1368 # of Units: 2

Base Rate for Upper Floors = 83.77

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 13.51 100%
Adjusted Square Foot Cost for Upper Floors = 97.28

Total Floor Area: 1,368 Base Cost New of Upper Floors = 133,079

Reproduction/Replacement Cost = 133,079
2 Identical Units => Reproduction/Replacement Cost of all units = 266,158
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 255,512

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 14 = 218,207
Replacement Cost/Floor Area= 97.28 Est. TCV/Floor Area= 79.75
80 % Completed => Est. True Cash Value 2024 = 174,566

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-002-70 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. |
|---|---|---|---|---|---|---|---|---|
| MANNINEN EDWARD A | OLLANKETO KYLE M | 105,000 | 06/18/2007 | WD | 03-ARM'S LENGTH | 2007/03334 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47515 SECOND ST

**Owner's Name/Address**

OLLANKETO KYLE M
22750 FORSMAN RD
HANCOCK MI 49930

**Tax Description**

P6-1-1B4A SEC 1 T54N R34W A PAR OF LAND IN SE 1/4 OF NW 1/4 D/F; BEG ON E-W 1/4 LINE OF SEC 1 AT A PNT S 88 DEG 15' 00" E 1768.84' FROM W 1/4 CORTH N 30 DEG 10' 30" E 336.66', TH S 59 DEG 49'30" E 186.50', TH S 30 DEG 10'30"W 60', TH S 59 DEG 49' 30" E 120', TH S 30 DEG 10' 30" W 110.76' TO E-W 1/4 LINETH N 88 DEG 15' 00" E 348.52' TO POB. 1.62 ACRES M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 107,263 TCV/TFA: 55.81

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 03/16/2021 | 2021-010-260 | FOUNDATION |
| DECK | 01/19/2019 | 2019-010-008 | FOUNDATION |
| HOUSE | 07/13/2017 | 2017-010-011 | COMPLETE |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.620 Acres | | 11,407 | 100 | | 18,480 |
| | | | 1.62 Total Acres | | | Total Est. Land Value = | | 18,480 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.52 | 260 | 93 | 5,687 |
| Wood Frame | 24.46 | 192 | 93 | 4,367 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,054 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,240 | 44,392 | 53,632 | | | 46,164C |
| 2023 | 7,449 | 41,031 | 48,480 | | | 43,966C |
| 2022 | 7,449 | 36,056 | 43,505 | | | 41,873C |
| 2021 | 7,860 | 35,824 | 43,684 | | | 40,536C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1970 4752 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| X | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Other |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | X | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | X | Small |

| | | | | |
|---|---|---|---|---|
| Doors: | | Solid | X | H.C. |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | | Ord. | X | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | | Ave. | X | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Fair
Effec. Age: 35
Floor Area:
Total Base New : 49,507 E.C.F.
Total Depr Cost: 18,254 X 0.983
Estimated T.C.V: 17,944

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Fair Blt 1970
(11) Heating System: Wall Furnace
Ground Area = 840 SF Floor Area = 840 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 | 840 | | | |
| | | | Total: | 42,885 | 15,009 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 96 | 6,622 | 3,245 | *4 |
| | | | Totals: | 49,507 | 18,254 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 17,944

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1990 4751 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 144 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 17
Floor Area:
Total Base New : 76,905 E.C.F.
Total Depr Cost: 46,913 X 0.983
Estimated T.C.V: 46,115

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WPP |
| 18 | Treated Wood |
| 168 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home PARK MODEL Cls Average Blt 1990
(11) Heating System: Wall Furnace
Ground Area = 1082 SF Floor Area = 1082 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Plywood | Metal | 938 | | |
| Addition | Siding | Crawl | 144 | | |
| | | | Total: | 66,365 | 40,483 |
| Other Additions/Adjustments | | | | | |
| Skirting, Metal or Vinyl, Vertical | | | 162 | 1,801 | 1,099 |
| Porches | | | | | |
| WPP | | | 48 | 2,002 | 1,221 |
| Foundation: Shallow | | | 48 | -605 | -369 |
| Deck | | | | | |
| Treated Wood | | | 168 | 3,614 | 2,205 |
| Treated Wood | | | 18 | 804 | 490 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 892 |
| Public Sewer | | | 1 | 1,462 | 892 |
| | | | Totals: | 76,905 | 46,913 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 46,115

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2020 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 0
Total Base New : 15,229 E.C.F.
Total Depr Cost: 14,924 X 0.983
Estimated T.C.V: 14,670

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 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=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 320 | 14,694 | 14,400 |
| Door Opener | | | 1 | 535 | 524 |
| | | | Totals: | 15,229 | 14,924 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 14,670

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| GUNDLACH CHAMPION INC | LJJ CONSTRUCTION LLC | 300,000 | 12/03/2013 | WD | 03-ARM'S LENGTH | 2013/07159 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MAIN ST/GUNDLACH RD

Owner's Name/Address

LJJ CONSTRUCTION LLC
PO BOX 35
HOUGHTON MI 49931

Tax Description

P6-1-1B2 SEC 1 T54N R34W PART OF NW 1/4 OF SEC 1 D/F, COM AT N 1/4 COR OF SEC 1, TH N 89 DEG 57' 30" W 703.12', TH S 30 DEG 12' 30" W 1289.09' TO POB, T H S 30 DEG 12' 30" W 408.59', TH N 50 DEG 02' 45" W 50.73', TH N 30 DEG 12' 30" E 400', TH PERP S 59 DEG 47' 30" E 50' TO POB. .464 A.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 12,403

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 50.00 | 408.00 | 1.3195 | 1.0000 | 188 | 100 | | 12,403 |
| 50 Actual Front Feet, 0.47 Total Acres | | | | | | | Total Est. Land Value = | 12,403 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,202 | 0 | 6,202 | | | 3,771C |
| 2023 | 6,202 | 0 | 6,202 | | | 3,592C |
| 2022 | 6,202 | 0 | 6,202 | | | 3,421C |
| 2021 | 6,202 | 0 | 6,202 | | | 3,312C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-003-60 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47644 GUNDLACH RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHARTER TWP OF PORTAGE<br>MAINTENANCE<br>47250 GREEN ACRES RD<br>HOUGHTON MI 49931 | 2024 Est TCV 0 TCV/TFA: 0.00 | | | | | |

X Improved | Vacant

Public Improvements

- 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

Tax Description

P6-1-1B4-1 SEC 1 T54N R34W A PARCEL OF LAND IN THE S 1/2 OF NW 1/4 COM AT THE W 1/4 COR SEC 1, TH S 88 DEG E 1362,3', TH N 700.58' TO E R/W OF CO. RD. P-651 AND POB; TH N 30 DEG E 327.90'ALG R/W, TH S 61 DEG E 265.69', TH S 30 DEG W 327.90', TH N 61 DEG W 265.69' TO POB. 2.00 A M/L
&
SEC 1 T54N R 34W; COM AT THE N ¼ COR SECT 1;
TH S89*57’30”W ALG SEC LINE 413.96’; TH S30*12’57”W 1705.16’; TH S59*49’30”E 11.38’; TH S30*53’20”W75.22’ TO POB,
TH S62*54’41”E 306.55 ALG CENTERLINE OF 66’ ROW OF BF GAFFNEY DR;
TH S28*59’49”W 33.02’;
TH N62*54’41”W265.69’ ALG TH S’LY ROW OF BF GAFFNEY DR;
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 418.70 | 306.55 | 0.5471 | 1.0000 | 188 | 100 | | 43,064 |
| SECONDARY RD | 33.02 | 306.55 | 0.5471 | 1.0000 | 188 | 0 | ROAD ROW | 0 |
| 452 Actual Front Feet, 3.18 Total Acres | | | | | | | Total Est. Land Value = | 43,064 |

| 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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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: D,Pole
Floor Area: 4,500
Gross Bldg Area: 6,600
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 32
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 4500
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 60.12

Adjusted Square Foot Cost for Upper Floors = 60.12

Total Floor Area: 4,500 Base Cost New of Upper Floors = 270,540

Reproduction/Replacement Cost = 270,540
Eff.Age:32 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 94,689

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 80,864
Replacement Cost/Floor Area= 60.12 Est. TCV/Floor Area= 17.97

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: D,Pole
Floor Area: 2,100
Gross Bldg Area: 6,600
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 5
Physical %Good: 82
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2100
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 61.87

Adjusted Square Foot Cost for Upper Floors = 61.87

Total Floor Area: 2,100 Base Cost New of Upper Floors = 129,927

Reproduction/Replacement Cost = 129,927
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 106,540

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 90,985
Replacement Cost/Floor Area= 61.87 Est. TCV/Floor Area= 43.33

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Owner's Name/Address

CITY OF HOUGHTON
PO BOX 406
HOUGHTON MI 49931

Improved | X | Vacant

Public Improvements

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

Taxpayer's Name/Address

CITY OF HOUGHTON
PO BOX 406
HOUGHTON MI 49931

Tax Description

P6-1-1C SEC 1 T54N R34W A PARCEL OF LAND IN NE 1/4 OF NW 1/4 OF SEC 1 T54N R34W D/F, COM AT N 1/4 COR OF SEC 1, TH N 89 DEG 57' 30" W ALONG SEC LINE 413.96' TO POB, TH S 30 DEG 12' 30" W 711.1', TH N 59 DEG 47' 30" W 250', TH N 30 DEG 12' 30" E 580' M/L TO SEC LINE, TH S 89 DEG 57' 30" E 290' M/L TO POB. 3.70 A.

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 3.70 Acres | | 0 | 100 | | 0 |
| | | | 3.70 Total Acres | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| GUNDLACH CHAMPION INC | LJJ CONSTRUCTION LLC | 300,000 | 12/03/2013 | WD | 03-ARM'S LENGTH | 2013/07159 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47711 GUNDLACH RD

Owner's Name/Address

LJJ CONSTRUCTION LLC
PO BOX 35
HOUGHTON MI 49931

Tax Description

P6-1-2 SEC 1 T54N R34W PART OF THE NW 1/4 OF SEC 1 D/F, COMMENCING AT N 1/4 POST OF SEC 1, TH RUN W'LY ALONG N LINE OF SEC 1, 413.96', TH DEFLECTING 59 DEG 50' TO THE LEFT 1461.11' TO POB,
TH DEFLECTING 90 DEG TO THE RIGHT 250',
TH DEFLECTING 90 DEG TO THE LEFT 480',
TH DEFLECTING 90 DEG TO THE LEFT 250',
TH DEFLECTING 90 DEG TO THE LEFT 480' TO POB. 2.75 A.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 654,147 TCV/TFA: 38.03

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 11/04/2014 | 14-283 | NOT REVIEW |
| | | | |
| | | | |
| | | | |

X Improved Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 480.00 | 250.00 | 0.9554 | 1.0226 | 500 | 100 | | 234,481 |
| 480 Actual Front Feet, 2.75 Total Acres | | | | | | | Total Est. Land Value = | 234,481 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 117,241 | 209,833 | 327,074 | | | 185,214C |
| 2023 | 105,517 | 183,361 | 288,878 | | | 176,395C |
| 2022 | 105,517 | 164,529 | 270,046 | | | 167,996C |
| 2021 | 105,517 | 120,777 | 226,294 | 226,294M | | 90,918C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Industrial - Light Manufacturing

Class: C
Floor Area: 10,200
Gross Bldg Area: 17,200
Stories Above Grd: 1
Average Sty Hght : 24
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 51
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Forced Air Furnace 50%
Heat#2: Space Heaters, Radiant 50%
Ave. SqFt/Story: 10200
Ave. Perimeter: 410
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: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 24 Perimeter: 410

Base Rate for Upper Floors = 79.35

(10) Heating system: Forced Air Furnace Cost/SqFt: 11.41 50%
(10) Heating system: Space Heaters, Radiant Cost/SqFt: 6.45 50%
Combined Heating System adjustment: 8.93 100%
Adjusted Square Foot Cost for Upper Floors = 88.28

Total Floor Area: 10,200 Base Cost New of Upper Floors = 900,456

Reproduction/Replacement Cost = 900,456
Eff.Age:51 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 315,160

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 269,146
Replacement Cost/Floor Area= 88.28 Est. TCV/Floor Area= 26.39

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Industrial - Light Manufacturing

Class: C
Floor Area: 7,000
Gross Bldg Area: 17,200
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 51
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Radiant 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 7000
Ave. Perimeter: 330
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: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 14 Perimeter: 330

Base Rate for Upper Floors = 66.53

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 5.41 100%
Adjusted Square Foot Cost for Upper Floors = 71.94

Total Floor Area: 7,000 Base Cost New of Upper Floors = 503,580

Reproduction/Replacement Cost = 503,580
Eff.Age:51 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 176,253

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 150,520
Replacement Cost/Floor Area= 71.94 Est. TCV/Floor Area= 21.50

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 11,500 | 03/01/1995 | WD | 03-ARM'S LENGTH | 130:479 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47795 GUNDLACH RD

**Owner's Name/Address**

HOUGHTON PORTAGE TWP SCHOOLS
47795 GUNDLACH RD
HOUGHTON MI 49931

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

**Tax Description**

SEC 1 T54N R34W PT OF THE NW 1/4 OF SEC 1 T54N R34W D/F;
COMM AT N 1/4 POST OF SEC 1, TH RUN W'LY ALONG N LINE OF SEC 1, 413.96', TH DEFLECTING LEFT 59 DEG 50' 1061.11', TH DEFLECTING 90 DEG TO THE RIGHT 250', TH DEFLECTING 90 DEG TO THE LEFT 200' TO TO POB
TH CONTINUE 200', TH DEFLECTING 90 DEG TO THE LEFT 250', TH DEFLECTING 90 DEG TO THE LEFT 200', TH DEFLECTING 90 DEG TO THE RIGHT 250' TO POB.
&
COM AT N 1/4 POST OF SEC 1, TH W'LY 413.96', TH DEFLECTING LEFT 59 DEG 50' 1061.11' TO POB., FROM POB DEFLECT 90 DEG TO RIGHT 250', TH DEFLECT 90 DEG TO LEFT 200', TH DEFLECT 90 DEG TO LEFT 250', TH
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

| | |
|---|---|
| X | Improved |
| | Vacant |

**Public Improvements**

- [ ] 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 400.00 | 250.00 | 0.5743 | 1.0000 | 188 | 100 | | 43,191 |
| 400 Actual Front Feet, 2.30 Total Acres | | | | | | | Total Est. Land Value = | 43,191 |

| 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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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: C
Floor Area: 2,530
Gross Bldg Area: 2,530
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 4
Physical %Good: 89
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 80%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2530
Ave. Perimeter: 440
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 16 Perimeter: 440

Base Rate for Upper Floors = 116.83

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 7.67 80%
Adjusted Square Foot Cost for Upper Floors = 122.97

Total Floor Area: 2,530 Base Cost New of Upper Floors = 311,104

Reproduction/Replacement Cost = 311,104
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 276,883

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 236,458
Replacement Cost/Floor Area= 122.97 Est. TCV/Floor Area= 93.46

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| | 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| VOGHT WILLIAM P II | SIMONSEN EDWARD | 242,000 | 07/31/2020 | WD | 03-ARM'S LENGTH | 2020/03999 | DEED | 100.0 |
| VOGHT WILLIAM P II & EDWAR | VOGHT WILLIAM P II | 0 | 04/16/2013 | QC | 09-FAMILY | 2013/02318 | DEED | 0.0 |
| | | 45,000 | 12/01/1999 | WD | 03-ARM'S LENGTH | 149:730 | DEED | 0.0 |
| | | | | | | | | |

Property Address

47560 GUNDLACH RD

Owner's Name/Address

SIMONSEN EDWARD
1224 MILITARY RD
HOUGHTON MI 49931

Tax Description

P6-1-3 SEC 1 T54N R34W FROM W 1/4 POST GO S 88 DEG 15' E ALONG CL OF SEC 1 1432.6' TO SUB-DIV LINE, TH N 2 DEG 8' 30" E 33' TO POB,
TH N 2 DEG 8' 30" E 204.75',
TH N 59 DEG 7' W 257.12'
TH S 30 DEG 53' W 377.72'
TH S 88 DEG 15' E 407.08' TO POB. 2.10 A.
AND
FROM W 1/4 POST GO S 88 DEG 15' E ALONG CL OF SEC 1 1432.6' TO SUB-DIV LINE, TH N 2 DEG 8' 30" E 33', TH N 2 DEG 8' 30" E 204.75',
TH N 59 DEG 7' W 257.12' TO POB;
TH N59*22'18"W 75.63, TH S30*53'20"W 137.09';
TH S 59*7'E 74.78'; TH N 31 14 35E 137.43 TO POB COMBINED FOR 2020 ROLL

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 456,458 TCV/TFA: 78.16

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 10/06/2020 | 2020-031-249 | FOUNDATION |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.100 Acres | | 9,292 | 100 | | 19,513 |
| ACREAGE PARCELS | | | 0.230 Acres | | 9,292 | 100 | | 2,137 |
| | | | 2.33 Total Acres | | | | Total Est. Land Value = | 21,650 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame/Conc. | 29.36 | 320 | 74 | 6,952 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,952 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,825 | 217,404 | 228,229 | 228,229M | | 185,771C |
| 2023 | 3,448 | 200,323 | 203,771 | | | 176,925C |
| 2022 | 3,448 | 169,052 | 172,500 | 168,500M | | 168,500S |
| 2021 | 9,660 | 199,703 | 209,363 | 176,150M | | 176,150S |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 2020 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1320 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 2,640
Total Base New : 341,284 E.C.F.
Total Depr Cost: 269,613 X 0.983
Estimated T.C.V: 265,030

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 54 | WGEP (1 Story) |
| 176 | WGEP (1 Story) |
| 42 | WGEP (1 Story) |
| 68 | Treated Wood |
| 427 | Treated Wood |
| 24 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1320 SF Floor Area = 2640 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 | Mich Bsmnt. | 1,320 | | |
| | | | Total: | 285,718 | 232,464 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,592 |
| Porches | | | | | |
| WGEP (1 Story) | | | 54 | 6,234 | 4,925 |
| WGEP (1 Story) | | | 176 | 13,636 | 10,772 |
| WGEP (1 Story) | | | 42 | 5,527 | 4,366 |
| Deck | | | | | |
| Treated Wood | | | 68 | 2,042 | 1,613 |
| Treated Wood | | | 427 | 6,665 | 5,265 |
| Treated Wood | | | 24 | 1,072 | 847 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,155 |
| Public Sewer | | | 1 | 1,462 | 1,155 |
| Built-Ins | | | | | |
| Sauna | | | 1 | 6,499 | 5,134 |
| Unit-in-Place Cost Items | | | | | |
| KITCHEN | | | 1 | 5,520 | 4,361 |
| Local Cost Items | | | | | |
| BSMT ENTR SHELTER | | | 30 | 900 | 711 |
| | | | Totals: | 341,284 | 269,613 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 265,030

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Residential (Detached)

Class: D,Siding
Floor Area: 3,200
Gross Bldg Area: 3,200
Stories Above Grd: 1
Average Sty Hght : 17
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: No Heating or Cooling 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 3200
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Good

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Good
Stories: 1 Story Height: 17 Perimeter: 0

Base Rate for Upper Floors = 53.92

Adjusted Square Foot Cost for Upper Floors = 53.92

Total Floor Area: 3,200 Base Cost New of Upper Floors = 172,544

Reproduction/Replacement Cost = 172,544
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 165,642

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 162,826
Replacement Cost/Floor Area= 53.92 Est. TCV/Floor Area= 50.88

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many | | Average | | Few | | |
| | Above Ave. | | Typical | | None | | |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Coal | | Hand Fired |
| | Oil | | Stoker | | Boiler |

(11) Electric and Lighting:

| | 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 29,000 | 08/01/2005 | WD | 03-ARM'S LENGTH | 167:2311 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47658 MAIN ST

Owner's Name/Address

COPPER RIDGE RENTALS LLC
47940 MADELEINE ST
HOUGHTON MI 49931

Tax Description

SEC 1 T54N R34W
FROM COR OF SECS 1 & 2 GO S 89 DEG 58' E ALONG SEC LINE ON N SIDE SEC 1 25.5' TO W BDRY OF PERKINSVILLE, TH S 10 DEG 9' 30" E ALONG ABOVE BDRY LINE EXTENDED 1660.7' TO POB,
TH S 10 DEG 9' 30" E 100',
TH N 79 DEG 50' 30" E 100',
TH N 10 DEG 9' 30" W 100',
TH S 79 DEG 50' 30" W 100' TO POB KNOWN AS LOT 15 ONTONAGON RD LOC ADJOINING PERKINSVILLE. .23 A. (M133/1902)

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #: P6-1-4

2024 Est TCV 695,774 TCV/TFA: 101.13

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.230 Acres | | 13,000 | 100 | | 2,990 |
| | | | 0.23 Total Acres | | | Total Est. Land Value = | | 2,990 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 1760 | 84 | 4,494 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,494 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,495 | 346,392 | 347,887 | | | 41,987C |
| 2023 | 1,106 | 306,791 | 307,897 | | | 39,988C |
| 2022 | 1,106 | 257,403 | 258,509 | | | 38,084C |
| 2021 | 1,380 | 261,530 | 262,910 | | | 36,868C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| | Mobile Home |
| | Town Home |
| X | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2007 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| 6 | 2nd Floor |
| 6 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable Hip Flat | | Gambrel Mansard Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | X | Solid | | | H.C. |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1492 S.F.
Crawl: 0 S.F.
Slab: 36 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 2 | Public Water |
| 2 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 3,440
Total Base New : 780,058 E.C.F.
Total Depr Cost: 670,848 X 1.026
Estimated T.C.V: 688,290

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 156 | WGEP (1 Story) |
| 64 | Treated Wood |
| 64 | Treated Wood |

**(17) Garage**

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: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex COLONIAL Cls C Blt 2007
Exterior Units: 2 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1768 SF Floor Area = 3440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Basement | 698 | | |
| 2 Story | Siding | Basement | 698 | | |
| 1 Story | Siding | Basement | 48 | | |
| 1 Story | Siding | Basement | 48 | | |
| 2 Story | Siding | Blt-in Gar. | 120 | | |
| 2 Story | Siding | Blt-in Gar. | 120 | | |
| 2 Story | Siding | Slab | 36 | | |
| | | | Total: | 622,664 | 267,747 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 3 | 13,640 | 11,730 |
| Porches | | | | | |
| WGEP (1 Story) | | | 156 | 12,561 | 10,802 |
| Deck | | | | | |
| Treated Wood | | | 64 | 1,983 | 1,705 |
| Treated Wood | | | 64 | 1,983 | 1,705 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 440 | 24,240 | 20,846 |
| Common Wall: 1.5 Wall | | | 1 | -3,943 | -3,391 |
| Door Opener | | | 1 | 535 | 460 |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 440 | 24,240 | 20,846 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-011-00 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. |
|---|---|---|---|---|---|---|---|---|
| MON, L.L.C. | KOSKI JEFFREY P | 29,000 | 08/23/2005 | WD | 03-ARM'S LENGTH | 167:2311 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47638 MAIN ST 47640

**Owner's Name/Address**

COPPER RIDGE RENTALS LLC
47940 MADELEINE ST
HOUGHTON MI 49931

**Tax Description**

SEC 1 T54N R34W PART OF NW 1/4 D/F, COM AT NW COR SEC 1,TH S 89 DEG 58' E 25.5' TO W BDRY TOWN OF PERKINSVILLE, TH S 10 DEG 09' 30" E 1760.7' TO POB, TH S 10 DEG 09' 30" E 100', TH N 79 DEG 50' 30" E 100', TH N 10 DEG 09' 30" W 100', TH S 79 DEG 50' 30" W 100' TO POB ALSO KNOWN AS LOT 14 ONTONAGON ROAD LOC ADJOINING PERKINSVILLE. .23 A. (M133/1902)

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #: P6-1-5
2024 Est TCV 672,637 TCV/TFA: 144.22

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 11/29/2006 | 06-367 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.230 Acres | | 13,000 | 100 | | 2,990 |
| | | | 0.23 Total Acres | | | Total Est. Land Value = | | 2,990 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2200 | 84 | 5,618 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,618 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,495 | 334,824 | 336,319 | | | 184,958C |
| 2023 | 1,106 | 296,555 | 297,661 | | | 176,151C |
| 2022 | 1,106 | 248,865 | 249,971 | | | 167,763C |
| 2021 | 1,380 | 252,821 | 254,201 | | | 162,404C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| | Mobile Home |
| | Town Home |
| X | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2007 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 8 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | |
|---|---|---|---|---|
| Doors: | X | Solid | | H.C. |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 2332 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**

| | | |
|---|---|---|
| 1632 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 2 | Public Water |
| 2 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(15) Fireplaces**

| | |
|---|---|
| 2 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 2,332
Total Base New : 752,562 E.C.F.
Total Depr Cost: 647,202 X 1.026
Estimated T.C.V: 664,029

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | CCP (1 Story) |
| 36 | CCP (1 Story) |
| 112 | Treated Wood |
| 112 | Treated Wood |

**(17) Garage**

Year Built: 2007
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 260
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Duplex CAPE Cls C Blt 2007
Exterior Units: 2 Interior Units: 0 Roof:
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2332 SF Floor Area = 2332 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 | 1,166 | | |
| 1 Story | Siding | Basement | 1,166 | | |
| | | | Total: | 573,248 | 246,496 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 1632 | 30,877 | 26,554 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 3 | 13,640 | 11,730 |
| Porches | | | | | |
| CCP (1 Story) | | | 36 | 1,067 | 918 |
| CCP (1 Story) | | | 36 | 1,067 | 918 |
| Deck | | | | | |
| Treated Wood | | | 112 | 2,735 | 2,352 |
| Treated Wood | | | 112 | 2,735 | 2,352 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 260 | 14,565 | 12,526 |
| Common Wall: 2 Wall | | | 1 | -5,257 | -4,521 |
| Door Opener | | | 2 | 1,070 | 920 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 260 | 14,565 | 12,526 |
| Common Wall: 2 Wall | | | 1 | -5,257 | -4,521 |
| Door Opener | | | 1 | 535 | 460 |
| Water/Sewer | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-012-00 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 |
|---|---|---|---|---|---|---|
| FIRST ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 100% 06/14/2006 | | | | | |
| MCCLOSKEY BRADY J & NICHOLE MARIE<br>47540 FIRST ST<br>HOUGHTON MI 49931 | MAP #: | | | | | |
| | 2024 Est TCV 1,950 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | Total Est. Land Value = | | | 1,950 |

Public Improvements

- 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

Tax Description

P6-1-6 SEC 1 T54N R34W FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1 1644.5', TH N 30 DEG 10' 30" E 156.20' TO POB, TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 110' TO POB KNOWN AS LOT 52 # 2 LOCATION. .15 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 0 | 975 | | | 757C |
| 2023 | 721 | 0 | 721 | | | 721S |
| 2022 | 721 | 0 | 721 | | | 721S |
| 2021 | 900 | 0 | 900 | | | 900S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| LUOKKA RAYMOND R | MCCLOSKEY BRADY J & NICHOI | 32,000 | 06/14/2006 | WD | 03-ARM'S LENGTH | 168/2033 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47540 FIRST ST

Owner's Name/Address

MCCLOSKEY BRADY J & NICHOLE MARIE
47540 FIRST ST
HOUGHTON MI 49931

Tax Description

P6-1-7 SEC 1 T54N R34W FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1 1644.5', TH N 30 DEG 10' 30" E 216.20' TO POB, TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 110' TO POB KNOWN AS LOT 53 # 2 LOCATION. .15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 150,013 TCV/TFA: 117.66

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 08/20/2013 | 13-174 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

Public Improvements

- 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
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | Total Est. Land Value = | | | 1,950 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 74,032 | 75,007 | | | 45,477C |
| 2023 | 721 | 65,639 | 66,360 | | | 43,312C |
| 2022 | 721 | 55,044 | 55,765 | | | 41,250C |
| 2021 | 900 | 55,955 | 56,855 | | | 39,933C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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:
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 612 S.F.
Crawl: 234 S.F.
Slab: 312 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 28
Floor Area: 1,275
Total Base New : 192,207 E.C.F.
Total Depr Cost: 144,311 X 1.026
Estimated T.C.V: 148,063

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 256 | Treated Wood |

**(17) Garage**

Year Built: 2015
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: 936
% Good: 93
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1158 SF Floor Area = 1275 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 234 | | | |
| 1 Story | Siding | Basement | 180 | | | |
| 1 Story | Siding | Crawl Space | 234 | | | |
| 1 Story | Siding | Basement | 198 | | | |
| 1 Story | Siding | Slab | 312 | | | |
| | | | Total: | 150,000 | 108,001 | |
| Other Additions/Adjustments | | | | | | |
| Deck | | | | | | |
| Treated Wood | | | 256 | 4,659 | 2,376 | *5 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 936 | 34,407 | 31,999 | *9 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,444 | |
| Door Opener | | | 2 | 1,070 | 995 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 935 | |
| Public Sewer | | | 1 | 1,298 | 935 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,514 | |
| | | | Totals: | 192,207 | 144,311 | |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 148,063

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| LUOKKA RAYMOND R | MCCLOSKEY BRADY J & NICHOI | 32,000 | 06/14/2006 | WD | 03-ARM'S LENGTH | 168/2033 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

FIRST ST

Owner's Name/Address

MCCLOSKEY BRADY J & NICHOLE MARIE
47540 FIRST ST
HOUGHTON MI 49931

Tax Description

P6-1-8 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 276.2' TO POB, TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 110' TO POB KNOWN AS LOT 54 # 2 LOCATION. .15 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/14/2006

MAP #:

2024 Est TCV 1,950

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | Total Est. Land Value = | | | 1,950 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 0 | 975 | | | 757C |
| 2023 | 721 | 0 | 721 | | | 721S |
| 2022 | 721 | 0 | 721 | | | 721S |
| 2021 | 900 | 0 | 900 | | | 900S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47564 FIRST ST

**Owner's Name/Address**

KOWALSKI JEAN A
47564 FIRST ST
HOUGHTON MI 49931

**Tax Description**

P6-1-9 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 336.2' TO POB, TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30' 10' 30" W 60', TH N 59 DEG 49' 30" W 110' TO POB KNOWN AS LOT 55 # 2 LOCATION. .15 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 81,245 TCV/TFA: 89.67

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | | Total Est. Land Value = | | 1,950 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 39,648 | 40,623 | | | 28,855C |
| 2023 | 721 | 35,425 | 36,146 | | | 27,481C |
| 2022 | 721 | 29,745 | 30,466 | | | 26,173C |
| 2021 | 900 | 30,189 | 31,089 | | | 25,337C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1906 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 468 S.F.
Crawl: 204 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 54
Floor Area: 906
Total Base New : 149,881 E.C.F.
Total Depr Cost: 75,975 X 1.026
Estimated T.C.V: 77,950

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |
| 108 | WGEP (1 Story) |
| 49 | Treated Wood |

**(17) Garage**

Year Built: 2005
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 336
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1906
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 906 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 | 468 | | | |
| 1 Story | Siding | Crawl Space | 204 | | | |
| | | | Total: | 108,013 | 49,685 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 144 | 10,904 | 5,016 | |
| WGEP (1 Story) | | | 108 | 9,126 | 4,198 | |
| Deck | | | | | | |
| Treated Wood | | | 49 | 1,665 | 766 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 336 | 17,042 | 14,656 | *8 |
| Door Opener | | | 1 | 535 | 460 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 597 | |
| Public Sewer | | | 1 | 1,298 | 597 | |
| | | | Totals: | 149,881 | 75,975 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 77,950

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-016-00 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 | 08/01/1997 | WD | 03-ARM'S LENGTH | 140:544 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47572 FIRST ST

Owner's Name/Address

VIAU JAMES & LORI
1318 DELTA AVE
GLADSTONE MI 49837

Tax Description

P6-1-10 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 396.2' TO POB, TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 110' TO POB KNOWN AS LOT 56 # 2 LOCATION. .15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 91,842 TCV/TFA: 75.03

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | Total Est. Land Value = | | | 1,950 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 44,946 | 45,921 | | | 29,603C |
| 2023 | 721 | 44,337 | 45,058 | | | 28,194C |
| 2022 | 721 | 37,178 | 37,899 | | | 26,852C |
| 2021 | 900 | 37,792 | 38,692 | | | 25,995C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1890 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 468 S.F.
Crawl: 522 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | 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 | Central Air |
| X | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 45
Floor Area: 1,224
Total Base New : 159,297 E.C.F.
Total Depr Cost: 87,614 X 1.026
Estimated T.C.V: 89,892

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 128 | WGEP (1 Story) |
| 168 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1890
(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 990 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Crawl Space | 312 | | |
| 1 Story | Siding | Crawl Space | 210 | | |
| | | | Total: | 142,975 | 78,637 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 128 | 10,191 | 5,605 |
| Deck | | | | | |
| Treated Wood | | | 168 | 3,535 | 1,944 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 714 |
| Public Sewer | | | 1 | 1,298 | 714 |
| | | | Totals: | 159,297 | 87,614 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 89,892

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-017-00 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. |
|---|---|---|---|---|---|---|---|---|
| THOME MATTHEW & LEONARD AM | SCHAEFER BRADY & PAULINE | 67,000 | 01/07/2019 | WD | 03-ARM'S LENGTH | 2019/00139 | DEED | 100.0 |
| BRUGMAN DANIEL SR & KATHRY | THOME MATTHEW & LEONARD AN | 59,800 | 05/05/2014 | WD | 03-ARM'S LENGTH | 2014/02354 | DEED | 100.0 |
| RICHARDS CHARLES T & MAGDO | BRUGMAN DANIEL SR & KATHRY | 59,000 | 04/08/2010 | WD | 03-ARM'S LENGTH | 2010/01892 | DEED | 100.0 |
| REIF SAMANTHA L | RICHARDS CHARLES T & MAGDO | 54,900 | 09/01/2006 | WD | 03-ARM'S LENGTH | 169/233 | DEED | 100.0 |

Property Address

47582 FIRST ST

Owner's Name/Address

SCHAEFER BRADY & PAULINE
17623 2ND SAND BEACH RD
LANSE MI 49946

Tax Description

P6-1-11 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 456.2' TO POB,
TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60'
TH N 59 DEG 49' 30" W 110' TO POB
AKA AS LOT 57 #2 LOCATION. .15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #: 2 57

2024 Est TCV 88,752 TCV/TFA: 61.93

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/11/2009 | DATA ENTER |
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 60.00 | 110.00 | 0.9642 | 0.8563 | 85 | 100 | | 4,211 |
| 60 Actual Front Feet, 0.15 Total Acres | | | | | | | Total Est. Land Value = | 4,211 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.69 | 96 | 74 | 1,825 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,825 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,106 | 42,270 | 44,376 | | | 40,841C |
| 2023 | 1,833 | 37,064 | 38,897 | | | 38,897S |
| 2022 | 1,932 | 38,795 | 40,727 | | | 39,707C |
| 2021 | 900 | 39,396 | 40,296 | | | 38,439C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | X | 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**

| | |
|---|---|
| X | Drywall |
| X | Plaster |

**(7) Excavation**

Basement: 819 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 1,433
Total Base New : 179,157 E.C.F.
Total Depr Cost: 80,620 X 1.026
Estimated T.C.V: 82,716

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 42 | WGEP (1 Story) |
| 28 | Treated Wood |
| 185 | Treated Wood |
| 176 | Wood Balcony |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 819 SF Floor Area = 1433 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 819 | | |
| | | | Total: | 155,449 | 69,953 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 951 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,143 |
| Porches | | | | | |
| WGEP (1 Story) | | | 42 | 5,075 | 2,284 |
| Deck | | | | | |
| Treated Wood | | | 28 | 1,230 | 553 |
| Treated Wood | | | 185 | 3,761 | 1,692 |
| Balcony | | | | | |
| Wood Balcony | | | 176 | 6,391 | 2,876 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 584 |
| Public Sewer | | | 1 | 1,298 | 584 |
| | | | Totals: | 179,157 | 80,620 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 82,716

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 49,000 | 05/01/2001 | WD | 03-ARM'S LENGTH | 154:557 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47594 FIRST ST

Owner's Name/Address

WENTWORTH AMBER
47594 FIRST ST
HOUGHTON MI 49931

Tax Description

P6-1-12 SEC 1 T54N R34W FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1 1644.5', TH N 30 DEG 10' 30" E 516.2' TO POB, TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 110' TO POB KNOWN AS LOT 58 # 2 LOCATION. .15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/18/1994

MAP #:

2024 Est TCV 77,788 TCV/TFA: 91.95

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVV | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | Total Est. Land Value = | | | 1,950 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 37,919 | 38,894 | | | 28,347C |
| 2023 | 721 | 34,640 | 35,361 | | | 26,998C |
| 2022 | 721 | 30,345 | 31,066 | | | 25,713C |
| 2021 | 900 | 30,401 | 31,301 | | | 24,892C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 468 S.F.
Crawl: 144 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 846
Total Base New : 108,658 E.C.F.
Total Depr Cost: 77,150 X 0.983
Estimated T.C.V: 75,838

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | Treated Wood |
| 106 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 612 SF Floor Area = 846 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Crawl Space | 144 | | |
| | | | Total: | 101,543 | 72,097 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Deck | | | |
| Treated Wood | 32 | 1,345 | 955 |
| Treated Wood | 106 | 2,556 | 1,815 |
| Water/Sewer | | | |
| Public Water | 1 | 1,298 | 922 |
| Public Sewer | 1 | 1,298 | 922 |
| Built-Ins | | | |
| Dishwasher | 1 | 618 | 439 |
| | Totals: | 108,658 | 77,150 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 75,838

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-019-00 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. |
|---|---|---|---|---|---|---|---|---|
| TOBIAS DAVID E | NORDIN AMY S & KRISTIN L | 111,100 | 02/11/2022 | LC | 29-SELLERS INTEREST IN A | 2022/01076 | PROPERTY TRANSFER | 100.0 |
| | | 15,500 | 12/01/1996 | WD | 03-ARM'S LENGTH | 138:261 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47604 FIRST ST

Owner's Name/Address

NORDIN AMY S & KRISTIN L
412 W STATE ST
EAST TAWAS MI 48730

Tax Description

P6-1-13 SEC 1 T54N R34W FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1 1644.5', TH N 30 DEG 10' 30" E 576.2' TO POB, TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 110' TO POB KNOWN AS LOT 59 # 2 LOCATION. .15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 64,800 TCV/TFA: 92.31

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | Total Est. Land Value = | | | 1,950 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 31,425 | 32,400 | | | 30,968C |
| 2023 | 721 | 28,773 | 29,494 | | | 29,494S |
| 2022 | 721 | 25,204 | 25,925 | | | 16,653C |
| 2021 | 900 | 23,947 | 24,847 | | | 14,583C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 0 | 2015 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 468 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 702
Total Base New : 104,814 E.C.F.
Total Depr Cost: 63,937 X 0.983
Estimated T.C.V: 62,850

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 112 | WGEP (1 Story) |
| 96 | Treated Wood |
| 92 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 468 SF Floor Area = 702 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 | 468 | | |
| | | | Total: | 85,591 | 52,210 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,550 |
| Porches | | | | | |
| WGEP (1 Story) | | | 112 | 9,354 | 5,706 |
| Deck | | | | | |
| Treated Wood | | | 96 | 2,391 | 1,459 |
| Treated Wood | | | 92 | 2,341 | 1,428 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 792 |
| Public Sewer | | | 1 | 1,298 | 792 |
| | | | Totals: | 104,814 | 63,937 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 62,850

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 35,000 | 06/01/2003 | WD | 03-ARM'S LENGTH | 161:945 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47616 FIRST ST

Owner's Name/Address

KRUG RALPH A
KRUG MULREY TYLER; LB
PO BOX 446
SOUTH RANGE MI 49963

Tax Description

P6-1-14 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 636.2' TO POB, TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 110' TO POB KNOWN AS LOT 60 # 2 LOCATION. .15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 59,026 TCV/TFA: 63.74

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| DECK | 07/27/2005 | 05-227 | FOUNDATION |
| ALTER | 10/06/2003 | 03-1019 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/15/2009 | DATA ENTER |
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | | Total Est. Land Value = | | 1,950 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 31.74 | 56 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 28,538 | 29,513 | | | 21,731C |
| 2023 | 721 | 26,129 | 26,850 | | | 20,697C |
| 2022 | 721 | 22,892 | 23,613 | | | 19,712C |
| 2021 | 900 | 22,935 | 23,835 | | | 19,083C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 2000 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Cement Fiber |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 636 S.F.
Crawl: 0 S.F.
Slab: 56 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 926
Total Base New : 135,980 E.C.F.
Total Depr Cost: 58,063 X 0.983
Estimated T.C.V: 57,076

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 216 | WGEP (1 Story) |
| 80 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 692 SF Floor Area = 926 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/70/100/100/42.7
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Basement | 168 | | |
| 1 Story | Siding | Slab | 56 | | |
| | | | Total: | 111,702 | 47,697 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 216 | 14,247 | 6,083 |
| WGEP (1 Story) | | | 80 | 7,435 | 3,175 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 554 |
| Public Sewer | | | 1 | 1,298 | 554 |
| | | | Totals: | 135,980 | 58,063 |

Notes: ROS
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 57,076

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47626 FIRST ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | STORAGE | 05/20/1991 | 91-236 | FOUNDATION |
| | P.R.E. 100% 05/18/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SAARI DORIS J, ROBERT OLAF<br>47626 FIRST ST<br>HOUGHTON MI 49931 | 2024 Est TCV 129,173 TCV/TFA: 131.54 | | | | | |

X Improved | | Vacant

Public Improvements

| | |
|---|---|
| | 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. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-1-15 SEC 1 T54N R34W FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG C/L OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 696.2' TO POB, TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 110' TO POB KNOWN AS LOT 61 # 2 LOCATION. .15 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 12/28/2009 | DATA ENTER |
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | | Total Est. Land Value = | | 1,950 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 21.46 | 200 | 46 | 1,974 |
| Wood Frame | 32.95 | 48 | 46 | 728 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,702 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 63,612 | 64,587 | | | 26,157C |
| 2023 | 721 | 58,177 | 58,898 | | | 24,912C |
| 2022 | 721 | 50,994 | 51,715 | | | 23,726C |
| 2021 | 900 | 51,005 | 51,905 | | | 22,969C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1890 | 1990 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |
| X | Tile | | |

**(7) Excavation**

Basement: 608 S.F.
Crawl: 140 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: CD
Effec. Age: 29
Floor Area: 982
Total Base New : 178,415 E.C.F.
Total Depr Cost: 126,674 X 0.983
Estimated T.C.V: 124,521

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WGEP (1 Story) |
| 88 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |
| 64 | Treated Wood |
| 60 | Treated Wood |

**(17) Garage**

Year Built: 1984
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: 520
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1890
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 748 SF Floor Area = 982 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Basement | 140 | | |
| 1 Story | Siding | Crawl Space | 140 | | |
| | | | Total: | 125,080 | 88,807 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 201 | 143 |
| Porches | | | | | |
| WGEP (1 Story) | | | 96 | 8,424 | 5,981 |
| WGEP (1 Story) | | | 88 | 7,950 | 5,644 |
| WGEP (1 Story) | | | 48 | 5,340 | 3,791 |
| Deck | | | | | |
| Treated Wood | | | 64 | 1,938 | 1,376 |
| Treated Wood | | | 60 | 1,872 | 1,329 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 520 | 22,672 | 16,097 |
| Common Wall: 1.5 Wall | | | 1 | -3,943 | -2,800 |
| Door Opener | | | 1 | 535 | 380 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 922 |
| Public Sewer | | | 1 | 1,298 | 922 |
| Fireplaces | | | | | |
| Interior 2 Story | | | 1 | 5,750 | 4,082 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-022-00 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. |
|---|---|---|---|---|---|---|---|---|
| LOCATELLI CHRISTOPHER & VI | SLEEMAN DAN & JUDY | 40,000 | 07/26/2018 | WD | 03-ARM'S LENGTH | 2018/03618 | DEED | 100.0 |
| | | 33,000 | 02/01/2001 | WD | 03-ARM'S LENGTH | 153:759 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47636 FIRST ST

Owner's Name/Address

SLEEMAN DAN & JUDY
47636 FIRST ST
HOUGHTON MI 49931

Tax Description

P6-1-16 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 756.2' TO POB, TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 110' TO POB KNOWN AS LOT 62 # 2 LOCATION. .15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/10/2018

MAP #:

2024 Est TCV 102,538 TCV/TFA: 94.42

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 08/13/2018 | 2018-010-011 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | 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 |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | Total Est. Land Value = | | | 1,950 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 50,294 | 51,269 | | | 41,480C |
| 2023 | 721 | 46,050 | 46,771 | | | 39,505C |
| 2022 | 721 | 40,341 | 41,062 | | | 37,624C |
| 2021 | 900 | 40,415 | 41,315 | | | 36,423C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 1980 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Hardwood
Other: Carpeted
Other: Ceramic Tile

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 852 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| 1 | Separate Shower |
| 1 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: CD
Effec. Age: 39
Floor Area: 1,086
Total Base New : 167,749 E.C.F.
Total Depr Cost: 102,328 X 0.983
Estimated T.C.V: 100,588

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 128 | WGEP (1 Story) |

**(17) Garage**

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: 588
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 852 SF Floor Area = 1086 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 | 468 | | |
| 1 Story | Siding | Basement | 384 | | |
| | | | Total: | 130,872 | 79,832 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Separate Shower | | | 1 | 1,163 | 709 |
| Ceramic Tile Floor | | | 1 | 966 | 589 |
| Vent Fan | | | 1 | 201 | 123 |
| Porches | | | | | |
| WGEP (1 Story) | | | 128 | 10,191 | 6,217 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 588 | 19,657 | 11,991 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 792 |
| Public Sewer | | | 1 | 1,298 | 792 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,103 | 1,283 |
| | | | Totals: | 167,749 | 102,328 |

Notes: ROS
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 100,588

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | PERKINS DARRELL SCOTT & CY | 0 | 03/12/1992 | WD | 03-ARM'S LENGTH | 115/309 | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47646 1ST ST

**Owner's Name/Address**

PERKINS DARRELL SCOTT & CYNTHIA M
47646 1ST ST
HOUGHTON MI 49931

**Tax Description**

P6-1-17 SEC 1 T54N R34W FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL SEC 1, 1644.5', TH N 30 DEG 10' 30" E 816.2' TO POB,
TH N 30 DEG 10' 30" E 60', TH S 59 DEG 49' 30" E 110', TH S 30 DEG 10' 30" W 60' TH N 59 DEG 49' 30" W 110' TO POB
KNOWN AS LOT 63 # 2 LOCATION. .15 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/18/1994
MAP #:
2024 Est TCV 81,081 TCV/TFA: 91.93

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 06/18/2019 | 2019-010-016 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 60.00 | 110.00 | 0.9642 | 0.8563 | 85 | 100 | | 4,211 |
| 60 Actual Front Feet, 0.15 Total Acres | | | | | | | Total Est. Land Value = | 4,211 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 20.38 | 320 | 46 | 3,000 |
| Wood Frame | 28.11 | 80 | 96 | 2,159 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,159 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,106 | 38,435 | 40,541 | | | 17,369C |
| 2023 | 1,833 | 35,301 | 37,134 | | | 16,542C |
| 2022 | 1,932 | 30,982 | 32,914 | | | 15,755C |
| 2021 | 900 | 30,885 | 31,785 | | | 15,252C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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:
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 468 S.F.
Crawl: 180 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 882
Total Base New : 119,590 E.C.F.
Total Depr Cost: 72,951 X 0.983
Estimated T.C.V: 71,711

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WGEP (1 Story) |
| 36 | WGEP (1 Story) |
| 80 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 648 SF Floor Area = 882 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 | 468 | | |
| 1 Story | Siding | Crawl Space | 180 | | |
| | | | Total: | 105,438 | 64,318 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Porches | | | |
| WGEP (1 Story) | 36 | 4,695 | 2,864 |
| WGEP (1 Story) | 36 | 4,695 | 2,864 |
| Deck | | | |
| Treated Wood | 80 | 2,166 | 1,321 |
| Water/Sewer | | | |
| Public Water | 1 | 1,298 | 792 |
| Public Sewer | 1 | 1,298 | 792 |
| Totals: | | 119,590 | 72,951 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 71,711

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-024-00 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. |
|---|---|---|---|---|---|---|---|---|
| WALLI FERDINAND J | HOUGHTON PORTAGE SCHOOLS | 0 | 05/06/2013 | QC | 03-ARM'S LENGTH | 2013/02846 | DEED | 100.0 |
| WALLI FERDINAND J & DONNA | WALLI FERDINAND J | 0 | 05/25/1989 | QC | 09-FAMILY | 2013/01249 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

CORNER OF BF GAFFNEY& 2ND

Owner's Name/Address

HOUGHTON PORTAGE TWP SCHOOLS
47795 GUNDLACH RD
HOUGHTON MI 49931

Tax Description

P6-1-18
SEC 1 T54N R34W FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1, 1644.5' TH N 30 DEG 10' 30" E 396.2', TH S 59 DEG 49'30" E 236.5', TH N 30 DEG 10' 30" E 540' TO POB,
TH N 30 DEG 10' 30" E 90' TH N 59 DEG 49' 30" W 110', TH S 30 DEG 10' 30" W 90', TH S 59 DEG 49' 30" E 110' TO POB
KNOWN AS LOT 63-1/2 #2 LOC. .22 A.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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
RVB 09/08/2010 INSPECTED
TH 11/12/2010 DATA ENTER

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 90.00 | 110.00 | 1.0430 | 1.0000 | 188 | 100 | | 17,648 |
| 90 Actual Front Feet, 0.23 Total Acres | | | | | | | Total Est. Land Value = | 17,648 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-025-00 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. |
|---|---|---|---|---|---|---|---|---|
| KOSKI CRAIG & SHANNON | KAMMINGA ROBERT & HEIDI | 118,000 | 03/20/2020 | WD | 03-ARM'S LENGTH | 2020/01737 | PROPERTY TRANSFER | 100.0 |
| KELLY JOHN W | RIVER VALLEY BANK | 1 | 05/19/2015 | OTH | 10-FORECLOSURE | 2015/02589 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
47619 SECOND ST

Owner's Name/Address
TECHAVEN LLC
11874 MISTRAL LANE
GRAND HAVEN MI 49417

Tax Description
P6-1-19 SEC 1 T54N R34W
FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 396.2', TH S 59 DEG 49'30" E 236.5', TH N 30 DEG 10' 30" E 420' TO POB TH N 30 DEG 10' 30" E 60' TH N 59 DEG 49' 30" W 110', TH S 30 DEG 10' 30" W 60' TH S 59 DEG 49' 30" E 110' TO POB KNOWN AS LOT 64 # 2 LOC. .15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 119,119 TCV/TFA: 105.60

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| X | Sewer |
| X | Electric |
| | 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 |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | | Total Est. Land Value = | | 1,950 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 36.88 | 49 | 46 | 831 |
| Wood Frame | 33.31 | 70 | 46 | 1,073 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,904 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 58,585 | 59,560 | | | 52,631C |
| 2023 | 721 | 53,647 | 54,368 | | | 50,125C |
| 2022 | 721 | 47,018 | 47,739 | | | 47,739S |
| 2021 | 900 | 47,051 | 47,951 | | | 47,951S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 2002 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Laminate
Other: Laminate
Other: Carpeted

**(6) Ceilings**

**(7) Excavation**

Basement: 468 S.F.
Crawl: 0 S.F.
Slab: 309 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. | |
| | | | Coal | | Steam | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 36
Floor Area: 1,128
Total Base New : 183,215 E.C.F.
Total Depr Cost: 117,258 X 0.983
Estimated T.C.V: 115,265

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | WGEP (1 Story) |
| 192 | Treated Wood |

**(17) Garage**

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: 352
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(11) Heating System: Forced Hot Water
Ground Area = 777 SF Floor Area = 1128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Slab | 144 | | |
| 1 Story | Siding | Slab | 165 | | |
| | | | Total: | 148,984 | 95,350 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,910 |
| Porches | | | | | |
| WGEP (1 Story) | | | 32 | 4,764 | 3,049 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,942 | 2,523 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 352 | 17,519 | 11,212 |
| Door Opener | | | 1 | 535 | 342 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 936 |
| Public Sewer | | | 1 | 1,462 | 936 |
| | | | Totals: | 183,215 | 117,258 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 115,265

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-026-00 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**
47620 SECOND ST

**Owner's Name/Address**
FRANTILA STANLEY & JUDITH &
ETAL
47620 SECOND ST
HOUGHTON MI 49931

**Taxpayer's Name/Address**
FRANTILA STANLEY & JUDITH &
ETAL
47620 SECOND ST
HOUGHTON MI 49931

**Tax Description**
P6-1-20 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 33 DEG 10' 30" E 336.2', TH S 59 DEG 49'30" E 296.5', TH N 30 DEG 10' 30" E 480' TO POB, TH N 30 DEG 10' 30" E 60' TH S 59 DEG 49' 30" E 120', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 120' TO POB KNOWN AS LOT 65 # 2 LOCATION. .17 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/19/1994
MAP #: #2 LOCATION
2024 Est TCV 106,504 TCV/TFA: 98.80

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG | 1 ACRE | | 0.17 Acres | | 13000 | 100 | | 2,145 |
| | | | 0.17 Total Acres | | Total Est. Land Value = | | | 2,145 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Wood Frame | 31.62 | 80 | 46 | 1,164 |
| Wood Frame | 27.40 | 120 | 46 | 1,512 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,225 |

Public Improvements

| | |
|---|---|
| | 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 |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,073 | 52,179 | 53,252 | | | 21,115C |
| 2023 | 793 | 47,901 | 48,694 | | | 20,110C |
| 2022 | 793 | 42,046 | 42,839 | | | 19,153C |
| 2021 | 990 | 41,905 | 42,895 | | | 18,542C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 1970 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |
| X | Tile | | |

**(7) Excavation**

Basement: 572 S.F.
Crawl: 220 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 39
Floor Area: 1,078
Total Base New : 161,992 E.C.F.
Total Depr Cost: 98,814 X 0.983
Estimated T.C.V: 97,134

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 70 | CPP |
| 120 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1972
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: 441
% Good: 61
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 1078 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 | 220 | | |
| 1.5 Story | Siding | Basement | 572 | | |
| | | | Total: | 125,269 | 76,413 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Porches | | | |
| CPP | 70 | 1,415 | 863 |
| WGEP (1 Story) | 120 | 9,788 | 5,971 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 441 | 20,286 | 12,374 |
| Door Opener | 1 | 535 | 326 |
| Water/Sewer | | | |
| Public Water | 1 | 1,298 | 792 |
| Public Sewer | 1 | 1,298 | 792 |
| Fireplaces | | | |
| Wood Stove | 1 | 2,103 | 1,283 |
| | Totals: | 161,992 | 98,814 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 97,134

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-027-00 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. |
|---|---|---|---|---|---|---|---|---|
| MENDE EDMUND & KIM | OLD MILL RENTALS LLC | 50,000 | 02/07/2014 | WD | 03-ARM'S LENGTH | 2014/00621 | DEED | 100.0 |
| SAARI RONALD & WIFE | MENDE EDMUND & KIM | 46,500 | 04/17/2009 | WD | 03-ARM'S LENGTH | 2009/02407 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47605 SECOND ST 47599

Owner's Name/Address

PALOSAARI CLAY & EMILY
22045 MARINETTE ST
CHASSELL MI 49916

Tax Description

P6-1-21 SEC 1 T54N R34W FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 396.2', TH S 59 DEG 49'30" E 236.5', TH N 30 DEG 10' 30" E 360' TO POB TH N 30 DEG 10' 30" E 120', TH N 59 DEG 49' 30" W 110', TH S 30 DEG 10' 30" W 120', TH S 59 DEG 49'30" E 110' TO POB KNOWN AS LOTS 66 & 68 # 2 LOCATION. .30 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 285,066 TCV/TFA: 113.53

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 09/17/2021 | 2021-031-272 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.30 Acres | | 13000 | 100 | | 3,900 |
| | | | 0.30 Total Acres | | | Total Est. Land Value = | | 3,900 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.22 | 100 | 64 | 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 |
|---|---|---|---|---|---|---|
| 2024 | 1,950 | 140,583 | 142,533 | | | 119,496C |
| 2023 | 1,443 | 124,571 | 126,014 | | | 113,806C |
| 2022 | 1,443 | 86,620 | 88,063 | | | 88,063S |
| 2021 | 1,800 | 30,859 | 32,659 | | | 29,490C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1890 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 468 S.F.
Crawl: 0 S.F.
Slab: 180 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 999
Total Base New : 137,784 E.C.F.
Total Depr Cost: 84,048 X 1.026
Estimated T.C.V: 86,233

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | WGEP (1 Story) |
| 20 | WPP |

**(17) Garage**

Year Built:
Car Capacity: 1
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1890
(11) Heating System: Forced Air w/ Ducts
Ground Area = 648 SF Floor Area = 999 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Slab | 180 | | |
| | | | Total: | 114,861 | 70,065 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 64 | 6,432 | 3,924 |
| WPP | | | 20 | 653 | 398 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 308 | 14,325 | 8,738 |
| Common Wall: 1/2 Wall | | | 1 | -1,083 | -661 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 792 |
| Public Sewer | | | 1 | 1,298 | 792 |
| | | | Totals: | 137,784 | 84,048 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 86,233

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2021 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 864 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 1,512
Total Base New : 192,074 E.C.F.
Total Depr Cost: 188,233 X 1.026
Estimated T.C.V: 193,127

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CAPE Cls C Blt 2021
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 864 | | |
| | | | Total: | 184,603 | 180,911 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,456 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,433 |
| Public Sewer | | | 1 | 1,462 | 1,433 |
| | | | Totals: | 192,074 | 188,233 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 193,127

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-028-00 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. |
|---|---|---|---|---|---|---|---|---|
| OPELLA KIRK C | SANDRIK JEREMY S | 40,000 | 12/14/2007 | WD | 03-ARM'S LENGTH | 2007/06887 | DEED | 100.0 |
| | | 43,000 | 08/01/2002 | WD | 03-ARM'S LENGTH | 158:669 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47608 SECOND ST

**Owner's Name/Address**

SANDRIK JEREMY S
47608 SECOND ST
HOUGHTON MI 49931

**Tax Description**

P6-1-22 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 336.2', TH S 59 DEG 49'30" E 296.5', TH N 30 DEG 10' 30" E 420' TO POB, TH N 30 DEG 10' 30" E 60' TH S 59 DEG 49' 30" E 120', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 120' TO POB
KNOWN AS LOT 67 # 2 LOCATION. .17 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 12/14/2007
MAP #:
2024 Est TCV 90,726 TCV/TFA: 126.36

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[X] Improved [ ] Vacant

**Public Improvements**

- [ ] 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.

**Topography of Site**

- [X] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

| Who | When | What |
|---|---|---|
| LP | 04/28/2009 | DATA ENTER |
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.17 Acres | | 13000 | 100 | | 2,145 |
| | | | 0.17 Total Acres | | Total Est. Land Value = | | | 2,145 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,073 | 44,290 | 45,363 | | | 31,167C |
| 2023 | 793 | 39,383 | 40,176 | | | 29,683C |
| 2022 | 793 | 33,025 | 33,818 | | | 28,270C |
| 2021 | 990 | 33,573 | 34,563 | | | 27,367C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | X | Solid | | H.C. | |

**(5) Floors**

Kitchen: Carpeted
Other: Carpeted
Other: Linoleum

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 419 S.F.
Crawl: 0 S.F.
Slab: 299 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 39
Floor Area: 718
Total Base New : 140,105 E.C.F.
Total Depr Cost: 86,336 X 1.026
Estimated T.C.V: 88,581

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 110 | WGEP (1 Story) |
| 80 | WGEP (1 Story) |
| 80 | Treated Wood |

**(17) Garage**

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: 1
Mech. Doors: 0
Area: 416
% Good: 66
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 718 SF Floor Area = 718 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 | 120 | | | |
| 1 Story | Siding | Basement | 299 | | | |
| 1 Story | Siding | Slab | 299 | | | |
| | | | Total: | 95,373 | 58,178 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,305 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 110 | 9,241 | 5,637 | |
| WGEP (1 Story) | | | 80 | 7,435 | 4,535 | |
| Deck | | | | | | |
| Treated Wood | | | 80 | 2,166 | 1,321 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 416 | 19,506 | 12,874 | *6 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,734 | |
| Door Opener | | | 1 | 535 | 353 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 792 | |
| Public Sewer | | | 1 | 1,298 | 792 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,283 | |
| | | | Totals: | 140,105 | 86,336 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 88,581

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-029-00 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 | 04/01/1997 | WD | 03-ARM'S LENGTH | 140:354 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47596 SECOND ST

Owner's Name/Address

DESTRAMPE MICHAEL & ADELE
47596 SECOND ST
HOUGHTON MI 49931

Tax Description

P6-1-23 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 336.2', TH S 59 DEG 49'30" E 296.5', TH N 30 DEG 10' 30" E 360' TO POB, TH N 30 DEG 10' 30" E 60' TH S 59 DEG 49' 30" E 120', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 120' TO POB KNOWN AS LOT 69 # 2 LOCATION. .17 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 114,951 TCV/TFA: 200.96

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.17 Acres | | 13000 | 100 | | 2,145 |
| | | | 0.17 Total Acres | | Total Est. Land Value = | | | 2,145 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,073 | 56,403 | 57,476 | | | 31,127C |
| 2023 | 793 | 50,066 | 50,859 | | | 29,645C |
| 2022 | 793 | 42,024 | 42,817 | | | 28,234C |
| 2021 | 990 | 42,676 | 43,666 | | | 27,333C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 1970 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 572 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 29
Floor Area: 572
Total Base New : 145,941 E.C.F.
Total Depr Cost: 108,704 X 1.026
Estimated T.C.V: 111,530

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 140 | WGEP (1 Story) |
| 120 | WGEP (1 Story) |
| 70 | Treated Wood |

**(17) Garage**

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: 900
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 572 SF Floor Area = 572 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 | 572 | | | |
| | | | Total: | 82,681 | 58,705 | |
| Other Additions/Adjustments | | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,501 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 140 | 10,738 | 7,624 | |
| WGEP (1 Story) | | | 120 | 9,788 | 6,949 | |
| Deck | | | | | | |
| Treated Wood | | | 70 | 2,023 | 1,436 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 900 | 33,363 | 28,692 | *8 |
| Door Opener | | | 1 | 535 | 460 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 922 | |
| Public Sewer | | | 1 | 1,298 | 922 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,493 | |
| | | | Totals: | 145,941 | 108,704 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 111,530

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-030-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 48,000 | 10/01/1997 | WD | 03-ARM'S LENGTH | 141:653 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47589 SECOND ST

**Owner's Name/Address**

LITTLE MICHELLE RENEE
47589 SECOND ST
HOUGHTON MI 49931

**Taxpayer's Name/Address**

LITTLE MICHELLE RENEE
SALON BY MICHELLE
901 W SHARON AVE
HOUGHTON MI 49931

**Tax Description**

P6-1-24 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'ALONG CL OF SEC 1 1644.5', TH N 30 DEG 10' 30" E 396.2', TH S 59 DEG 49'30" E 236.5', TH N 30 DEG 10' 30" E 240' TO POB, TH N 30 DEG 10' 30" E 60' TH N 59 DEG 49' 30" W 110', TH S 30 DEG 10' 30" W 60', TH S 59 DEG 49' 30" E 110' TO POB KNOWN AS LOT 70 # 2 LOCATION. .15 A.

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 113,990 TCV/TFA: 136.03

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |

X Improved | Vacant

**Public Improvements**

- 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

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | Total Est. Land Value = | | | 1,950 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Wood Frame | 26.87 | 133 | 46 | 1,644 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,193 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 56,020 | 56,995 | | | 35,005C |
| 2023 | 721 | 49,905 | 50,626 | | | 33,339C |
| 2022 | 721 | 42,026 | 42,747 | | | 31,752C |
| 2021 | 900 | 42,506 | 43,406 | | | 30,738C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 604 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 838
Total Base New : 147,132 E.C.F.
Total Depr Cost: 103,165 X 1.026
Estimated T.C.V: 105,847

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |
| 56 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1980
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 616
% Good: 66
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 604 SF Floor Area = 838 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 | 48 | | | |
| 1.5 Story | Siding | Basement | 468 | | | |
| 1 Story | Siding | Basement | 88 | | | |
| | | | Total: | 102,023 | 72,436 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 48 | 5,340 | 3,791 | |
| WGEP (1 Story) | | | 48 | 5,340 | 3,791 | |
| WGEP (1 Story) | | | 56 | 5,870 | 4,168 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 616 | 25,428 | 16,782 | *6 |
| Door Opener | | | 1 | 535 | 353 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 922 | |
| Public Sewer | | | 1 | 1,298 | 922 | |
| | | | Totals: | 147,132 | 103,165 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 105,847

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-031-00 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. |
|---|---|---|---|---|---|---|---|---|
| DESTRAMPE MICHAEL & ADELE | DESTRAMPE MICHAEL & ADELE | 0 | 12/01/2015 | QC | 09-FAMILY | 2015/06327 | DEED | 0.0 |
| MAYWORM ROBERT ESTATE | DESTRAMPE MICHAEL & ADELE | 60,000 | 10/01/2014 | WD | 03-ARM'S LENGTH | 2014/05218 | DEED | 100.0 |
| MAYWORM ROBERT & VIOLA | MAYWORM ROBERT ESTATE | 0 | 07/12/2013 | OTH | 03-ARM'S LENGTH | 2013/04096 | DEED | 0.0 |
| | | | | | | | | |

Property Address

47584 SECOND ST

Owner's Name/Address

DESTRAMPE HEATHER &
MICHAEL & ADELE
47584 SECOND ST
HOUGHTON MI 49931

Tax Description

P6-1-25 SEC 1 T54N R34W
FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1, 1644.5',
TH N 30 DEG 10' 30" E 336.2', TH S 59 DEG 49'30" E 296.5', TH N 30 DEG 10' 30" E 300' TO POB, TH N 30 DEG 10' 30" E 60' TH S 59 DEG 49' 30" E 120', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 120' TO POB KNOWN AS LOT 71 # 2 LOCATION. .17 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/18/2016

MAP #:

2024 Est TCV 111,905 TCV/TFA: 101.92

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.17 Acres | | 13000 | 100 | | 2,145 |
| | | | 0.17 Total Acres | | | | Total Est. Land Value = | 2,145 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.80 | 108 | 46 | 1,232 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,232 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,073 | 54,880 | 55,953 | | | 43,325C |
| 2023 | 793 | 48,846 | 49,639 | | | 41,262C |
| 2022 | 793 | 40,996 | 41,789 | | | 39,298C |
| 2021 | 990 | 41,630 | 42,620 | | | 38,043C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 1980 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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**

**(7) Excavation**

Basement: 812 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 1,098
Total Base New : 171,662 E.C.F.
Total Depr Cost: 105,778 X 1.026
Estimated T.C.V: 108,528

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | WGEP (1 Story) |
| 96 | WGEP (1 Story) |
| 54 | CPP |
| 40 | CPP |

**(17) Garage**

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: 66
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 812 SF Floor Area = 1098 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 | 572 | | | |
| 1 Story | Siding | Basement | 240 | | | |
| | | | Total: | 129,807 | 79,182 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 80 | 7,435 | 4,535 | |
| WGEP (1 Story) | | | 96 | 8,424 | 5,139 | |
| CPP | | | 54 | 1,162 | 709 | |
| CPP | | | 40 | 950 | 579 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 456 | 20,753 | 13,697 | *6 |
| Door Opener | | | 1 | 535 | 353 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 792 | |
| Public Sewer | | | 1 | 1,298 | 792 | |
| | | | Totals: | 171,662 | 105,778 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 108,528

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-032-00 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**

47573 SECOND ST

**Owner's Name/Address**

PARSONS ANNA & FREDERICK JR
47573 SECOND ST
HOUGHTON MI 49931

**Taxpayer's Name/Address**

PARSONS ANNA & FREDERICK JR
47573 SECOND ST
HOUGHTON MI 49931

**Tax Description**

P6-1-26 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1640.5', TH N 30 DEG 10' 30" E 396.2', TH S 59 DEG 49'30" E 236.5', TH N 30 DEG 10' 30" E 180' TO POB, TH N 30 DEG 10' 30" E 60' TH N 59 DEG 49' 30" W 110', TH S 30 DEG 10' 30" W 60', TH S 59 DEG 49' 30" E 110' TO POB KNOWN AS LOT 72 # 2 LOCATION. .15 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 47,544 TCV/TFA: 67.73

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[X] Improved [ ] Vacant

**Public Improvements**

- [ ] 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.

**Topography of Site**

- [X] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG | 1 ACRE | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | | | Total Est. Land Value = | 1,950 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.75 | 60 | 46 | 766 |
| Total Estimated Land Improvements True Cash Value = | | | | 766 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 22,797 | 23,772 | | | 15,165C |
| 2023 | 721 | 20,042 | 20,763 | | | 14,443C |
| 2022 | 721 | 16,831 | 17,552 | | | 13,756C |
| 2021 | 900 | 17,081 | 17,981 | | | 13,317C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many Avg. | | Large Avg. |
| X | Few | X | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 468 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 59
Floor Area: 702
Total Base New : 98,295 E.C.F.
Total Depr Cost: 43,692 X 1.026
Estimated T.C.V: 44,828

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 140 | WGEP (1 Story) |
| 16 | WGEP (1 Story) |
| 100 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls D Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 468 SF Floor Area = 702 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 | 468 | | | |
| | | | Total: | 82,524 | 37,135 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 140 | 9,846 | 4,037 | *4 |
| WGEP (1 Story) | | | 16 | 1,249 | 512 | *4 |
| Deck | | | | | | |
| Treated Wood | | | 100 | 2,376 | 974 | *4 |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,150 | 517 | |
| Public Sewer | | | 1 | 1,150 | 517 | |
| | | | Totals: | 98,295 | 43,692 | |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 44,828

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-033-00 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**

47574 SECOND ST

**Owner's Name/Address**

RIUTTA DAVID & JOILYN
47574 SECOND ST
HOUGHTON MI 49931

**Tax Description**

P6-1-27 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 336.2', TH S 59 DEG 49'30" E 296.5', TH N 30 DEG 10' 30" E 240' TO POB, TH N 30 DEG 10' 30" E 60' TH S 59 DEG 49' 30" E 120', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 120' TO POB KNOWN AS LOT 73 # 2 LOCATION. .17 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/19/1994
MAP #:
2024 Est TCV 94,709 TCV/TFA: 96.84

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.17 Acres | | 13000 | 100 | | 2,145 |
| | | | 0.17 Total Acres | | Total Est. Land Value = | | | 2,145 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.56 | 256 | 46 | 2,774 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,774 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,073 | 46,282 | 47,355 | | | 26,813C |
| 2023 | 793 | 41,265 | 42,058 | | | 25,537C |
| 2022 | 793 | 34,685 | 35,478 | | | 24,321C |
| 2021 | 990 | 35,159 | 36,149 | | | 23,545C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 1982 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Laminate
Other: Carpeted
Other: Vinyl

**(6) Ceilings**

| | |
|---|---|
| X | Tile |
| X | Suspended |

**(7) Excavation**

Basement: 572 S.F.
Crawl: 120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 978
Total Base New : 143,467 E.C.F.
Total Depr Cost: 87,515 X 1.026
Estimated T.C.V: 89,790

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 140 | WGEP (1 Story) |
| 36 | WGEP (1 Story) |
| 56 | WGEP (1 Story) |
| 112 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 692 SF Floor Area = 978 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 | 572 | | |
| 1 Story | Siding | Crawl Space | 120 | | |
| | | | Total: | 114,784 | 70,017 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Basement, Outside Entrance, Below Grade | 1 | 2,114 | 1,290 |
| Porches | | | |
| WGEP (1 Story) | 140 | 10,738 | 6,550 |
| WGEP (1 Story) | 36 | 4,695 | 2,864 |
| WGEP (1 Story) | 56 | 5,870 | 3,581 |
| Deck | | | |
| Treated Wood | 112 | 2,670 | 1,629 |
| Water/Sewer | | | |
| Public Water | 1 | 1,298 | 792 |
| Public Sewer | 1 | 1,298 | 792 |
| | Totals: | 143,467 | 87,515 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 89,790

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-034-00 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. |
|---|---|---|---|---|---|---|---|---|
| ELMER STEVEN J | LIEBURN JASON E & ROBIN M | 130,000 | 03/16/2020 | WD | 03-ARM'S LENGTH | 2020/02037 | DEED | 100.0 |
| ELMER MARK | ELMER STEVEN | 92,600 | 05/04/2015 | WD | 09-FAMILY | 2015/02260 | DEED | 100.0 |
| WOLAK TONIA (TRUESDELL) | ELMER MARK | 65,000 | 07/10/2014 | WD | 03-ARM'S LENGTH | 2014/03460 | DEED | 100.0 |
| WOLAK DONALD J & TONIA | WOLAK TONIA (TRUESDELL) | 1 | 03/04/2011 | QC | 09-FAMILY | 2011/01040 | DEED | 0.0 |

Property Address

47567 SECOND ST

Owner's Name/Address

LIEBURN JASON E & ROBIN M
47567 SECOND ST
HOUGHTON MI 49931

Tax Description

P6-1-28 SEC 1 T54N R34W
FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 396.2', TH S 59 DEG 49'30" E 236.5', TH N 30 DEG 10' 30" E 120' TO POB

TH N 30 DEG 10' 30" E 60';
TH N 59 DEG 49' 30" W 110',
TH S 30 DEG 10' 30" W 60',
TH S 59 DEG 49' 30" E 110' TO POB KNOWN AS LOT 74 # 2 LOCATION. .15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/08/2020

MAP #:

2024 Est TCV 104,446 TCV/TFA: 101.80

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | 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. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

RVB 09/08/2010 INSPECTED
TH 11/12/2010 DATA ENTER

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 60.00 | 110.00 | 1.0000 | 0.8563 | 98 | 100 | | 5,035 |
| 60 Actual Front Feet, 0.15 Total Acres | | | | | | | Total Est. Land Value = | 5,035 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,518 | 49,705 | 52,223 | | | 43,140C |
| 2023 | 2,261 | 44,090 | 46,351 | | | 41,086C |
| 2022 | 2,158 | 36,972 | 39,130 | | | 39,130S |
| 2021 | 900 | 37,588 | 38,488 | | | 38,488S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 2005 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | 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 |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 792 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 144 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,026
Total Base New : 144,092 E.C.F.
Total Depr Cost: 96,892 X 1.026
Estimated T.C.V: 99,411

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 35 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 1026 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 | 180 | | | |
| 1.5 Story | Siding | Basement | 468 | | | |
| 1 Story | Siding | Basement | 144 | | | |
| | | | Total: | 124,083 | 88,099 | |
| Other Additions/Adjustments | | | | | | |
| Basement Living Area | | | 144 | 4,712 | 3,346 | |
| Deck | | | | | | |
| Treated Wood | | | 35 | 1,421 | 1,009 | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 252 | 11,280 | 2,594 | *2 |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 922 | |
| Public Sewer | | | 1 | 1,298 | 922 | |
| | | | Totals: | 144,092 | 96,892 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 99,411

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-035-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 40,000 | 02/01/2002 | WD | 03-ARM'S LENGTH | 157:10 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47566 SECOND ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 01/24/2018 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DEFORGE DONALD J II<br>47566 SECOND ST<br>HOUGHTON MI 49931 | 2024 Est TCV 85,908 TCV/TFA: 86.08 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.17 Acres | | 13000 | 100 | | 2,145 |
| | | | 0.17 Total Acres | | Total Est. Land Value = | | | 2,145 |

Public Improvements

| | |
|---|---|
| | 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

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-1-29 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 336.2', TH S 59 DEG 49'30" E 296.5', TH N 30 DEG 10' 30" E 180' TO POB, TH N 30 DEG 10' 30" E 60' TH S 59 DEG 49' 30" E 120', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 120' TO POB KNOWN AS LOT 75 # 2 LOCATION. .17 A.

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,073 | 41,881 | 42,954 | | | 32,098C |
| 2023 | 793 | 37,268 | 38,061 | | | 30,570C |
| 2022 | 793 | 31,252 | 32,045 | | | 29,115C |
| 2021 | 990 | 43,416 | 44,406 | | | 28,185C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 712 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 41
Floor Area: 998
Total Base New : 138,374 E.C.F.
Total Depr Cost: 81,640 X 1.026
Estimated T.C.V: 83,763

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 176 | WGEP (1 Story) |
| 84 | CPP |
| 156 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 712 SF Floor Area = 998 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 | 140 | | |
| 1.5 Story | Siding | Basement | 572 | | |
| | | | Total: | 118,374 | 69,840 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 176 | 12,436 | 7,337 |
| CPP | | | 84 | 1,602 | 945 |
| Deck | | | | | |
| Treated Wood | | | 156 | 3,366 | 1,986 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 766 |
| Public Sewer | | | 1 | 1,298 | 766 |
| | | | Totals: | 138,374 | 81,640 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 83,763

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-036-00 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. |
|---|---|---|---|---|---|---|---|---|
| ELMER MARK | ELMER STEVEN J | 92,600 | 05/04/2015 | WD | 09-FAMILY | 2015/02260 | DEED | 100.0 |
| WOLAK TONIA (TRUESDELL) | ELMER MARK | 65,000 | 07/10/2014 | WD | 03-ARM'S LENGTH | 2014/03460 | DEED | 100.0 |
| WOLAK DONALD J & TONIA | WOLAK TONIA (TRUESDELL) | 1 | 03/04/2011 | QC | 09-FAMILY | 2011/01040 | DEED | 0.0 |
| | | 13,000 | 08/01/2004 | WD | 03-ARM'S LENGTH | 165:970 | DEED | 0.0 |

Property Address

47555 SECOND ST

Owner's Name/Address

LIEBURN JASON E & ROBIN M
47567 SECOND ST
HOUGHTON MI 49931

Tax Description

P6-1-30 SEC 1 T54N R34W
FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1644.5', TH N 30 DEG 10' 30" E 396.2', TH S 59 DEG 49' 30" E 236.5',
TH N 30 DEG 10' 30" E 60' TO POB
TH N 30 DEG 10' 30" E 60',
TH N 59 DEG 49' 30" W 110',
TH S 30 DEG 10' 30" W 60',
TH S 59 DEG 49' 30" E 110' TO POB KNOWN AS LOT 76 OF NO 2 LOCATION. .15 A.
165/970

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/08/2020

MAP #:

2024 Est TCV 37,190 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | 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 |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 60.00 | 110.00 | 1.0000 | 0.8563 | 98 | 100 | | 5,035 |
| 60 Actual Front Feet, 0.15 Total Acres | | | | | | | Total Est. Land Value = | 5,035 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,518 | 16,077 | 18,595 | | | 15,653C |
| 2023 | 2,261 | 14,636 | 16,897 | | | 14,908C |
| 2022 | 2,158 | 12,823 | 14,981 | | | 14,199C |
| 2021 | 900 | 12,846 | 13,746 | | | 13,746S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2010 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 5
Floor Area: 0
Total Base New : 34,433 E.C.F.
Total Depr Cost: 32,711 X 0.983
Estimated T.C.V: 32,155

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2010
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2010
(11) Heating System: No Heating/Cooling
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 | | | 900 | 33,363 | 31,695 |
| Door Opener | | | 2 | 1,070 | 1,016 |
| | | | Totals: | 34,433 | 32,711 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 32,155

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-037-00 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. |
|---|---|---|---|---|---|---|---|---|
| HAAPAPURO QUARLESS TAYLOR | REYES-HURTADO MAURICIO & | 135,000 | 08/26/2020 | WD | 03-ARM'S LENGTH | 2020/04661 | DEED | 100.0 |
| KROENKE DAVID E | HAPPAPURO JEFFREY & VOGHT | 10,000 | 12/13/2013 | QC | 03-ARM'S LENGTH | 2013/07090 | DEED | 100.0 |
| | | 2,280 | 08/01/1996 | WD | 03-ARM'S LENGTH | 139:345 | DEED | 0.0 |
| | | | | | | | | |

Property Address

47556 SECOND ST

Owner's Name/Address

REYES-HURTADO MAURICIO &
GIUSARMA ELENA
47556 SECOND ST
HOUGHTON MI 49931

Tax Description

P6-1-31 SEC 1 T54N R34W FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1 1644.5', TH N 30 DEG 10' 30" E 336.2', TH S 59 DEG 49'30" E 296.5', TH N 30 DEG 10' 30" E 120' TO POB, TH N 30 DEG 10' 30" E 60'; TH S 59 DEG 49' 30" E 120', TH S 30 DEG 10' 30" W 60', TH N 59 DEG 49' 30" W 120' TO POB KNOWN AS LOT 77 # 2 LOCATION. .17 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/11/2021

MAP #:

2024 Est TCV 115,115 TCV/TFA: 106.79

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 09/24/2015 | 15-0222 | COMPLETE |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |
| X | ROCKY |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |
| LRK | 10/29/2013 | INSPECTED |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 60.00 | 120.00 | 1.0000 | 0.8944 | 98 | 100 | | 5,259 |
| 60 Actual Front Feet, 0.17 Total Acres | | | | | | | Total Est. Land Value = | 5,259 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,630 | 54,928 | 57,558 | | | 50,884C |
| 2023 | 2,362 | 50,113 | 52,475 | | | 48,461C |
| 2022 | 2,254 | 43,900 | 46,154 | | | 46,154S |
| 2021 | 990 | 43,983 | 44,973 | | | 44,973S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 2015 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | | Avg. |
| X | Few | X | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 792 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 27
Floor Area: 1,078
Total Base New : 142,496 E.C.F.
Total Depr Cost: 111,756 X 0.983
Estimated T.C.V: 109,856

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 56 | WGEP (1 Story) |
| 68 | Treated Wood |
| 242 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 572 | | | |
| 1 Story | Siding | Basement | 220 | | | *9 |
| | | | Total: | 127,542 | 98,121 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 56 | 5,870 | 5,576 | *9 |
| Deck | | | | | | |
| Treated Wood | | | 68 | 1,996 | 1,896 | *9 |
| Treated Wood | | | 242 | 4,492 | 4,267 | *9 |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 948 | |
| Public Sewer | | | 1 | 1,298 | 948 | |
| | | | Totals: | 142,496 | 111,756 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 109,856

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-038-00 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. |
|---|---|---|---|---|---|---|---|---|
| OLLANKETO KYLE M | OLSON LINDSAY C & BROOKS M | 127,000 | 12/10/2021 | WD | 03-ARM'S LENGTH | 2021/07799 | PROPERTY TRANSFER | 100.0 |
| MANNINEN EDWARD A | OLLANKETO KYLE M | 105,000 | 06/18/2007 | WD | 03-ARM'S LENGTH | 2007/03334 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47543 SECOND ST

**Owner's Name/Address**

OLSON LINDSAY C & BROOKS M
47543 SECOND ST
HOUGHTON MI 49931

**Tax Description**

P6-1-32 SEC 1 T54N R34W FROM W 1/4 POST SEC 1 GO S 88 DEG 15' E ALONG CL OF SEC 1 1644.5', TH N 30 DEG 10' 30" E 396.2', TH S 59 DEG 49'30" E 236.5' TO POB, TH N 30 DEG 10' 30" E 60', TH N 59 DEG 49' 30" W 110' TH S 30 DEG 10' 30" W 60', TH S 59 DEG 49' 30" E 110' TO POB KNOWN AS LOT 78 # 2 LOCATION. .15 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/27/2021

MAP #:

2024 Est TCV 117,024 TCV/TFA: 110.82

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | 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. |

**Topography of Site**

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/29/2009 | DATA ENTER |
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | | Total Est. Land Value = | | 1,950 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 7.19 | 600 | 68 | 2,934 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,934 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 57,537 | 58,512 | | | 51,636C |
| 2023 | 721 | 52,601 | 53,322 | | | 49,178C |
| 2022 | 721 | 46,116 | 46,837 | | | 46,837S |
| 2021 | 900 | 46,113 | 47,013 | | | 20,573C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1890 | 2005 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Tile

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 468 S.F.
Crawl: 354 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| 1 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,056
Total Base New : 156,250 E.C.F.
Total Depr Cost: 114,079 X 0.983
Estimated T.C.V: 112,140

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | Treated Wood |

**(17) Garage**

Year Built: 2005
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: 360
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1890
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 822 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 | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 468 | | | |
| 1 Story | Siding | Crawl Space | 126 | | | |
| 1 Story | Siding | Crawl Space | 108 | | | |
| 1 Story | Siding | Crawl Space | 120 | | | |
| | | | Total: | 131,893 | 93,646 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,804 | |
| Ceramic Tile Floor | | | 1 | 966 | 686 | |
| Vent Fan | | | 2 | 401 | 285 | |
| Deck | | | | | | |
| Treated Wood | | | 80 | 2,166 | 1,538 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 360 | 17,780 | 16,180 | *9 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,391 | |
| Door Opener | | | 1 | 535 | 487 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 922 | |
| Public Sewer | | | 1 | 1,298 | 922 | |
| | | | Totals: | 156,250 | 114,079 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 112,140

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-039-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANTY TRUST JAMES & JOANN | SPRADER SCOTT T & PHYLLIS | 60,500 | 02/25/2016 | WD | 03-ARM'S LENGTH | 2016/00870 | DEED | 100.0 |
| MANTY JAMES M & JOANN L | MANTY TRUST JAMES & JOANN | 1 | 12/23/2009 | QC | 09-FAMILY | 2010/00002 | DEED | 0.0 |
| | | 26,000 | 07/01/2000 | WD | 03-ARM'S LENGTH | 151:745 | DEED | 0.0 |
| | | | | | | | | |

Property Address

47544 SECOND ST

Owner's Name/Address

SPRADER SCOTT T & PHYLLIS J
1768 IVES LANE
SUAMICO WI 54173

Tax Description

P6-1-33 SEC 1
T54N R34W FROM
W 1/4 POST OF SEC 1 GO S 88 DEG 15'E
ALONG CL OF SEC 1, 1644.5',
TH N 30 DEG 10' 30" E 336.2',
TH S 59 DEG 49'30" E 296.5' TO POB,
TH N 30 DEG 10' 30" E 120',
TH S 59 DEG 49' 30" E 120',
TH S 30 DEG 10' 30" W 120',
TH N 59 DEG 49' 30" W 120' TO POB
KNOWN AS LOTS 79 & 81 # 2 LOCATION. .33 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 99,611 TCV/TFA: 99.81

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.33 Acres | | 13000 | 100 | | 4,290 |
| | | | 0.33 Total Acres | | Total Est. Land Value = | | | 4,290 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,145 | 47,661 | 49,806 | | | 39,492C |
| 2023 | 1,587 | 42,288 | 43,875 | | | 37,612C |
| 2022 | 1,587 | 35,461 | 37,048 | | | 35,821C |
| 2021 | 1,980 | 36,048 | 38,028 | | | 34,677C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 2005 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Hardboard |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many Avg. | | Large Avg. |
| X | Few | X | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 712 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 998
Total Base New : 130,848 E.C.F.
Total Depr Cost: 92,905 X 1.026
Estimated T.C.V: 95,321

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | WCP (1 Story) |
| 28 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 712 SF Floor Area = 998 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 572 | | |
| 1 Story | Siding | Basement | 140 | | |
| | | | Total: | 118,374 | 84,048 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,682 |
| Porches | | | | | |
| WCP (1 Story) | | | 120 | 4,870 | 3,458 |
| Deck | | | | | |
| Treated Wood | | | 28 | 1,230 | 873 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 922 |
| Public Sewer | | | 1 | 1,298 | 922 |
| | | | Totals: | 130,848 | 92,905 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 95,321

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-10 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. |
|---|---|---|---|---|---|---|---|---|
| MANNINEN EDWARD A | PYTHIAS INVESTMENT | 200,000 | 07/14/2009 | WD | 19-MULTI PARCEL ARM'S LEN | 2009/04533 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

20379 PILGRIM RD

Owner's Name/Address

PYTHIAS INVESTMENT
2342 US 41 WEST
MARQUETTE MI 49855

Tax Description

P6-1-34G SEC 1 T54N R34W PART OF THE W 1/2 OF SW 1/4 OF SEC 1 COMM AT SW COR OF SEC 1, TH ALONG W SEC LINE N 5DEG 1'51" W 1145.69' TO SE'LY ROW LINE OF DODGEVILLE RD. TH ALONG ROW N 29 DEG 56'9" E 250', TH CONT ALONG ROW LINE THE FOLLOWING 2 COURSES N 29 DEG 56'09" E 205.83' TO PT OF CURV TO POB, TH NE'LY 718.48' ALONG THE ARC, TH S 60 DEG 4'0" E 366.36', TH N 29 DEG 56'0" E 290.04' TO N ROW LINE OF RD P-102. TH ALONG ROW S 45 DEG 58'0" E 240.72', THS 57 DEG 5'0" E 281.85' TO E LINE OF W 1/2 OF SW 1/4, TH ALONG E LINES 2 DEG 44'0" E 428.97' TH N 24 DEG 19' 45" W 178.32', TH S 83 DEG 28'39" W 650', TH S 44 DEG 22'16" W 136.26', TH S 29 DEG 56'9" W 144.17' TH N 60 DEG 3' 51" W 270' TO POB. EXC: P6-1-34J. 11.16 A M/L

Comments/Influences

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Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 213,467

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 490.00 | 400.00 | 0.5296 | 1.0000 | 188 | 100 | | 48,784 |
| STANDARD COMMERCIAL | | | 7.100 Acres | | 23,195 | 100 | | 164,683 |
| 490 Actual Front Feet, 11.60 Total Acres | | | | | | | Total Est. Land Value = | 213,467 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 106,734 | 0 | 106,734 | | | 40,651C |
| 2023 | 98,042 | 0 | 98,042 | | | 38,716C |
| 2022 | 98,042 | 0 | 98,042 | | | 36,873C |
| 2021 | 147,142 | 0 | 147,142 | | | 35,696C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-15 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. |
|---|---|---|---|---|---|---|---|---|
| | | 105,000 | 06/01/1999 | WD | 03-ARM'S LENGTH | 147:449 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47280 MAIN ST

Owner's Name/Address

SIMONSON RAMON
47280 MAIN ST
PO BOX 692
HOUGHTON MI 49931

Tax Description

P6-1-34G1 SEC 1 T54N R34W COM @ SW COR OF SEC 1; TH ALG W LN, N 05DEG 01'51" W 1145.69' TO E'LY ROW OF DODGEVILLE RD (40' FROM C/L); TH ALG ROWN 29 DEG 56'09" E 250' TO POB;
TH N 29 DEG 56'51" E 205.83;
TH S 60 DEG 03'51" E 270';
TH S 29 DEG 56'09" W 205.83';
TH N 60 DEG 03'51" W 270' TO POB. 1.275 A M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 213,920 TCV/TFA: 228.55

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 205.83 | 270.00 | 1.0000 | 1.3416 | 115 | 100 | | 31,757 |
| 206 Actual Front Feet, 1.28 Total Acres | | | | | | | Total Est. Land Value = | 31,757 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,879 | 91,081 | 106,960 | | | 70,169C |
| 2023 | 13,808 | 80,648 | 94,456 | | | 66,828C |
| 2022 | 13,117 | 67,641 | 80,758 | | | 63,646C |
| 2021 | 12,427 | 68,675 | 81,102 | | | 61,613C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 936 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 338 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 936
Total Base New : 207,855 E.C.F.
Total Depr Cost: 176,383 X 1.026
Estimated T.C.V: 180,969

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 176 | CPP |
| 848 | CPP |
| 176 | Treated Wood |

**(17) Garage**

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: 598
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 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 | 598 | | |
| 1 Story | Siding | Basement | 338 | | |
| | | | Total: | 140,901 | 121,175 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 338 | 11,860 | 7,828 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| CPP | | | 176 | 3,196 | 2,749 |
| CPP | | | 848 | 11,363 | 9,772 |
| Deck | | | | | |
| Treated Wood | | | 176 | 3,722 | 3,201 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 598 | 22,377 | 19,244 |
| Door Opener | | | 1 | 535 | 460 |
| Basement Garage: 2 Car | | | 1 | 3,554 | 3,056 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,957 | 2,543 |
| | | | Totals: | 207,855 | 176,383 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 180,969

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Greenhouses Straight-Wall | Greenhouses Straight-Wall | | | |
| Year Built | 1995 | 1995 | | | |
| Class/Construction | D,Frame | D,Frame | | | |
| Quality/Exterior | Low Cost | Cheap | | | |
| # of Walls, Perimeter | 4 Wall, 36 | 4 Wall, 42 | | | |
| Height | 10 | 10 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 8 x 10 = 80 | 13 x 8 = 104 | | | |
| Cost New | $ 872 | $ 1,004 | | | |
| Phy./Func./Econ. %Good | 62/100/100 62.0 | 62/100/100 62.0 | | | |
| Depreciated Cost | $ 541 | $ 622 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br>Itemized ->, Unit-In-Place ->, Items -> | | | | | |
| E.C.F. | X 1.026 | X 1.026 | | | |
| % Good | 62 | 62 | | | |
| Est. True Cash Value | $ 555 | $ 639 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 1194 / All Cards: 1194 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-25 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. |
|---|---|---|---|---|---|---|---|---|
| MANNINEN EDWARD A | PYTHIAS INVESTMENT | 200,000 | 07/14/2009 | WD | 19-MULTI PARCEL ARM'S LEN | 2009/04533 | DEED | 100.0 |
| | | 9,000 | 06/01/1996 | WD | 03-ARM'S LENGTH | 135:351 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MAIN ST/PARADISE RD

Owner's Name/Address

PYTHIAS INVESTMENT
2342 US 41 WEST
MARQUETTE MI 49855

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 140,676

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 260.00 | 150.00 | 1.1137 | 0.9716 | 500 | 100 | | 140,676 |
| 260 Actual Front Feet, 0.90 Total Acres | | | | | | | Total Est. Land Value = | 140,676 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-1-34E SEC 1 T54N R34W PART OF SW 1/4
D/F: COM AT W 1/4 COR OF SEC 1, TH S 5 DEG 8' E 1546.40' TO E ROW OF DODGEVILLE RD., TH ALONG ROW OF DODGEVILLE RD. N 29 DEG 50' E 1158.40' TO POB.,
TH N 60 DEG 10' W 139.96',
TH 202.38' ALONG THE ARC OF A 2904.79' RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS N 9 DEG 23' 32" E 202.34' TOS ROW OF PARADISE RD.,
TH S 81 DEG 43' 20" E 4.55' TO A POINT OF CURVATURE,
TH 210.08' ALONG THE ARC OF A 377.47' RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS S 65 DEG 46' 40" E 207.39',
TH S 29 DEG 50' W 211.55' TO POB.
CONTAINS .852 ACRES M/L

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 70,338 | 0 | 70,338 | | | 2,877C |
| 2023 | 63,305 | 0 | 63,305 | | | 2,740C |
| 2022 | 63,305 | 0 | 63,305 | | | 2,610C |
| 2021 | 63,305 | 0 | 63,305 | | | 2,527C |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-35 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. |
|---|---|---|---|---|---|---|---|---|
| SOMERO AARON J & AMY M | MINERICK ROBERT & ADRIENNE | 127,000 | 10/07/2016 | WD | 03-ARM'S LENGTH | 2016/05146 | DEED | 100.0 |
| LAURN SCOTT & MARY BETH | SOMERO AARON J & AMY | 22,500 | 11/12/2008 | WD | 03-ARM'S LENGTH | 2008/06656 | DEED | 100.0 |
| | | 16,500 | 12/01/2002 | WD | 03-ARM'S LENGTH | 159:878 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46937 PARADISE RD

Owner's Name/Address

MINERICK ROBERT & ADRIENNE
1401 SUGAR MAPLE LANE
HOUGHTON MI 49931

Tax Description

P6-1-34F1
SEC 1 T54N R34W
PRT OF SE 1/4 OF SW 1/4;COM @ S 1/4 COR;TH N 88 DEG 35'47" W ALG S SEC LN 274.84 TO W ROW OF PARADISE RD & POB; TH N 88 DEG 35'47" W 806.61' TO REBAR; TH N 01 DEG 24'13" E 236.31' TO REBAR; TH S 88 DEG 35'47" E 668.07' TO REBAR ON W ROW OF SD RD; TH S 28 DEG 58'42" E ALG SD ROW 273.92' TO POB.
4.32 AC M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 114,756 TCV/TFA: 210.18

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 21.75 | 192 | 46 | 1,921 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,921 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,320 | 43,058 | 57,378 | | | 45,357C |
| 2023 | 12,160 | 39,244 | 51,404 | | | 43,198C |
| 2022 | 12,160 | 34,399 | 46,559 | | | 41,141C |
| 2021 | 11,160 | 34,406 | 45,566 | | | 39,827C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 2009 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | X | Avg. |
| X | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 364 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| X | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 5
Floor Area: 546
Total Base New : 90,160 E.C.F.
Total Depr Cost: 85,651 X 0.983
Estimated T.C.V: 84,195

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2009
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: 572
% Good: 95
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 2009
(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 364 SF Floor Area = 546 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Slab | 364 | | |
| | | | Total: | 61,103 | 58,048 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 4,230 |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,403 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 572 | 24,167 | 22,959 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,497 |
| Door Opener | | | 1 | 535 | 508 |
| | | | Totals: | 90,160 | 85,651 |

Notes: CAPE COD
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 84,195

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-50 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. |
|---|---|---|---|---|---|---|---|---|
| RANGE TOWERS INC 4 DEEDS | VB-S1 ASSETS, LLC | 0 | 09/07/2016 | WD | 21-NOT USED/OTHER | 2016/03728 | DEED | 0.0 |
| RANGE TELECOMMUNICATIONS | RANGE TOWERS INC | 0 | 10/23/2014 | WD | 03-ARM'S LENGTH | 2014/05701 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47231 PARADISE RD

**Owner's Name/Address**

VB-S1 ASSETS, LLC
750 PARK OF COMMERCE DR SUITE 200
BOCA RATON FL 33487

**Tax Description**

P6-1-34D SEC 1 T54N R34W COMM 932.16' N AND 261.83' E OF SW SEC COR TH N 29 DEG 50' E 600', TH N 60 DEG 10' W 150', TH N 44 DEG 16' 07" E 136.26', TH N 83 DEG 22' 30" E 650', TH S 24 DEG 37' 30" E 178.5', TH W TO SIXTEENTH LINE OF SEC. TH S 02 DEG 49' 57" E ALONG SIXTEENTH LINE 531.39', TH S83 DEG 22' 30" W 442.57', TH S 87 DEG 37' 51" W 570.65' TO POB. 13.07A. M/L
TOWER PPS 900-262-00

**Comments/Influences**

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Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 215,240 TCV/TFA: 698.83

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 12/15/1990 | 90-230 | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 13.070 | Acres | 11,869 | 100 | | 155,130 |
| | | | 13.07 | Total Acres | | Total Est. Land Value = | | 155,130 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Fencing: Wire Mesh, #11 | 3.33 | 2700 | 84 | 7,552 |
| Fencing: Wire Mesh, #9 | 3.87 | 2040 | 84 | 6,632 |
| Wood Frame | 40.08 | 32 | 84 | 1,078 |
| Wood Frame | 40.08 | 36 | 84 | 1,212 |
| Total Estimated Land Improvements True Cash Value = | | | | 16,474 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 77,565 | 30,055 | 107,620 | | | 54,071C |
| 2023 | 77,565 | 27,526 | 105,091 | | | 51,497C |
| 2022 | 77,565 | 0 | 77,565 | | | 23,216C |
| 2021 | 79,693 | 0 | 79,693 | | | 22,475C |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Computer Centers

Class: S
Floor Area: 168
Gross Bldg Area: 308
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

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:

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: 168
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 228.34

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 7.74 100%
Adjusted Square Foot Cost for Upper Floors = 236.08

Total Floor Area: 168 Base Cost New of Upper Floors = 39,662

Reproduction/Replacement Cost = 39,662
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 21,021

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 17,952
Replacement Cost/Floor Area= 236.08 Est. TCV/Floor Area= 106.86

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| | 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Computer Centers

Class: S
Floor Area: 140
Gross Bldg Area: 308
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 3
Physical %Good: 91
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

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: 140
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 228.33

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 7.74 100%
Adjusted Square Foot Cost for Upper Floors = 236.07

Total Floor Area: 140 Base Cost New of Upper Floors = 33,050

Reproduction/Replacement Cost = 33,050
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0
Total Depreciated Cost = 30,076

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 25,684
Replacement Cost/Floor Area= 236.07 Est. TCV/Floor Area= 183.46

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-61 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. |
|---|---|---|---|---|---|---|---|---|
| PERKINS DARRELL SCOTT | PIETILA PHILLIP | 85,000 | 05/30/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MAIN ST

Owner's Name/Address

PIETILA PHILLIP
21524 MASSUE RD
CHASSELL MI 49916

Class: RESIDENTIAL-VACANT Zoning: 0 (*)

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 72,418

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Tax Description

P6-1-34D1 SEC 1 T54N R34W PART OF W 1/2 OF SW 1/4 D/F: COM E/W 1/4 LINE AT A PT S 88 DEG 0' 27" E 646.53' FROM W 1/4 COR, SD PT BEING ON SE'LY ROW LINE CO P-651(40' FROM CL), THS 88 DEG 9' 27" E 144.65', TH S 12 DEG 38' E 154.60', TH S 28 DEG 6' 14" W 10.97' TO N ROW LINE OF CO RD P-102(40' FROM CL), TH ALONG SD ROW LINE FOLL 2 COURSES; W'LY 180.16' ALONG ARC OF 517.47' RAD CUR TO LEFT WHOSE COURSE BEARS N 71 DEG 38' 44" W 172.26' TO PT OF TAN, TH N 81 DEG 37' 11" W 10.08' TO DE'LY ROW LINE OF SAID CO RD P-651, TH N'LY 107.49' ALONG ARC OF 2904.79' RAD CURVE TO LEFT WHOSE CHORD BEARS N 3 DEG 40' 32" E 107.49' TO POB. CONT .47 ACRES AND PART SW 1/4 COM W 1/4 COR, TH ALONG E/W 1/4 LINE S 88 DEG 9' 27" E 546.53' TO W'LY ROW LINE OF CO RD P-651 (60' FROM C/L), TH ALONG SD ROW LINE THEFOLL 2 COURSES; S'LY 1329.26' ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Split/Comb. on 09/28/2010 completed 09/28/2010 LISA OWNER'S REQUEST; Parent Parcel(s): 010-251-040-60; Child Parcel(s): 010-251-040-61, 010-251-040-95;
---

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Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 821.80 | 494.00 | 0.5713 | 1.8148 | 85 | 100 | | 72,418 |
| 822 Actual Front Feet, 9.32 Total Acres | | | | | | | Total Est. Land Value = | 72,418 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 36,209 | 0 | 36,209 | | | 36,209S |
| 2023 | 169,061 | 0 | 169,061 | | | 2,852C |
| 2022 | 169,061 | 0 | 169,061 | | | 2,717C |
| 2021 | 169,061 | 0 | 169,061 | | | 2,631C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-62 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: COMMERCIAL-VACANT | Zoning: 0 (*) | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| MAIN ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SUPERIOR OUTLOOKS LLC<br>14015 OBENHOFF RD<br>ATLANTIC MINE MI 49905-9202 | 2024 Est TCV 23,225 | | | | | |

Improved | X | Vacant

Public Improvements

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

Tax Description

P6-1-34D1
SEC 1 T54N R34W
PART OF W 1/2 OF SW 1/4 D/F:
COM W SECTION LINE S05*01'51"E AND
606.58' FROM THE W 1/4 CRNR OF SECT1;

TH S85*57'43"E 396.56' TO THE ROW OF
DODGEVILLE RD; TH SLY ALG ROW 200.0'ALG
NON TANGENTIAL HORIZONTAL CIRULAR CURVE
TO THE R WITH RADIUS 2804.79', CHORD
S17*25'25"W 199.96';
TH N84*43'41"W 320.4;
TH N05*04'51"W 190.0 TO POB
SPLIT FROM 010-251-040-61 FOR 2020 ROLL

Comments/Influences

Split/Comb. on 09/28/2010 completed
09/28/2010 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-251-040-60;
Child Parcel(s): 010-251-040-61,
010-251-040-95;
---

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 242.00 | 190.00 | 1.0000 | 0.0000 | 500 | 100* | | 0 |
| OFF HWY | | | 1.580 Acres | | 14,699 | 100 | | 23,225 |

* denotes lines that do not contribute to the total acreage calculation.
200 Actual Front Feet, 1.58 Total Acres Total Est. Land Value = 23,225

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,613 | 0 | 11,613 | | | 11,613S |
| 2023 | 11,613 | 0 | 11,613 | | | 11,613S |
| 2022 | 11,613 | 0 | 11,613 | | | 11,613S |
| 2021 | 11,258 | 0 | 11,258 | | | 11,258S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-65 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. |
|---|---|---|---|---|---|---|---|---|
| T & J PROPERTIES OF CHASSE | SUPERIOR OUTLOOKS LLC | 162,500 | 08/12/2020 | WD | 03-ARM'S LENGTH | 2020/04261 | DEED | 100.0 |
| RIUTTA DAN & LISA M | RESA, LLC | 135,000 | 06/08/2005 | WD | 03-ARM'S LENGTH | 167:1492 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47480 PARADISE RD

Owner's Name/Address

SUPERIOR OUTLOOKS LLC
14015 OBENOFF RD
ATLANTIC MINE MI 49905

Tax Description

P6-1-34D1A SEC 1 T54N R 34W PRT OF THE W 1/2 OF SW 1/4 OF SEC; D/F BEG ON E-W 1/4 LN AT PT S 88 DEG 09'27" E 646.53' FROM THE W 1/4 COR, SD PT BE SE'LY ROW LN OF CNTY RD P-651; TH CONT S88 DEG 09' 27" E 144.65'; TH S 12 DEG 38' E 154.60'; TH S 28 DEG 06' 14" W 10.97' TO N ROW LN OF CNTY RD P-102; TH ALG SD ROW LN THE FOLL 2 CRSES; W 180.16 ALNG ARC OF A CRVE 517.47' TO L WH CHRD BEARS N 71 DEG 38' 44" W 172.26' TO A PNT TANGENCY; TH N 81 DEG 37' 11"W 10.08' TO SE'LY ROW LN OF SD CNTY RD P-651; TH N'LY 107.49' ALNG ARC OF 2904'RAD CRV L CHRD BEARS N O3 DEG 40' 32"E 107.49' TO POB. CONT .52 AC M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 191,057 TCV/TFA: 79.21

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 07/12/2005 | 05-192 | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| WK | 12/07/2010 | INSPECTED |
| TH | 12/09/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 196.67 | 107.49 | 1.1942 | 0.9398 | 500 | 100 | | 110,361 |
| 168 Actual Front Feet, 0.52 Total Acres | | | | | | | Total Est. Land Value = | 110,361 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 6200 | 84 | 16,145 |
| Wood Frame | 28.12 | 117 | 33 | 1,086 |
| Total Estimated Land Improvements True Cash Value = | | | | 17,231 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 55,181 | 40,348 | 95,529 | | | 90,590C |
| 2023 | 49,663 | 37,008 | 86,671 | | | 86,277C |
| 2022 | 49,663 | 32,506 | 82,169 | | | 82,169S |
| 2021 | 49,663 | 30,863 | 80,526 | | | 80,526S |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: COMPUTER SUPPLY/SERVICE
Calculator Occupancy: Stores - Warehouse Discount

Class: D
Floor Area: 2,412
Gross Bldg Area: 2,412
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 24
Physical %Good: 38
Func. %Good : 100
Economic %Good: 100

1992 Year Built
2005 Remodeled

9 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 2412
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0
Overall Building Height: 9

Base Rate for Upper Floors = 62.07

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.01 100%
Adjusted Square Foot Cost for Upper Floors = 81.08

Total Floor Area: 2,412 Base Cost New of Upper Floors = 195,565

Reproduction/Replacement Cost = 195,565
Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 38 /100/100/100/38.0
Total Depreciated Cost = 74,315

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 63,465
Replacement Cost/Floor Area= 81.08 Est. TCV/Floor Area= 26.31

(1) Excavation/Site Prep:

(2) Foundation: Footings
X Poured Conc. Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-80 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. |
|---|---|---|---|---|---|---|---|---|
| | | 168,000 | 08/01/2002 | WD | 03-ARM'S LENGTH | 159:231 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47300 MAIN ST

**Owner's Name/Address**

SULISZ PAUL T & GINGER W
47300 MAIN ST
HOUGHTON MI 49931

**Taxpayer's Name/Address**

SULISZ PAUL T & GINGER W
47300 MAIN ST
HOUGHTON MI 49931

**Tax Description**

P6-1-34J SEC 1 T54N R34W PART OF SW 1/4; COM @ SW 1/4 COR; TH ALG W SEC LN N 5 DEG 1'51" W 1145.69' TO E ROW OF DODGEVILLE RD (40' FROM C/L)TH ALG ROW LN N 29 DEG 56'9" E 250'; TH N 29 DEG 56' 9" E ALG ROW 205.83' TO POB;
TH S 60 DEG 3'51" E 270';
TH N 29 DEG 56'09" E 200';
TH N 60 DEG 3'51" W 292' M/L TO E R/W LN OF SD RD;
TH SW'LY ALG ROW TO POB.
ALSO: LOT 44 HURON HILL LOCATION 1.98 AC

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 03/22/2000
MAP #:
2024 Est TCV 345,211 TCV/TFA: 207.46

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 05/20/2003 | 03-976 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 200.00 | 270.00 | 1.0000 | 1.3416 | 115 | 100 | | 30,858 |
| ACREAGE | | | 0.690 Acres | | 13,000 | 100 | | 8,970 |
| 200 Actual Front Feet, 1.93 Total Acres | | | | | | | Total Est. Land Value = | 39,828 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,914 | 152,692 | 172,606 | | | 125,997C |
| 2023 | 16,734 | 135,275 | 152,009 | | | 119,998C |
| 2022 | 16,063 | 113,434 | 129,497 | | | 114,284C |
| 2021 | 16,215 | 115,325 | 131,540 | | | 110,634C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1998 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | Aluminum/Vinyl |
| | Brick | | |
| X | Cement Fiber | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. | X | Large Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1664 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 416 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 1,664
Total Base New : 367,464 E.C.F.
Total Depr Cost: 297,644 X 1.026
Estimated T.C.V: 305,383

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 180 | WGEP (1 Story) |
| 192 | Treated Wood |

**(17) Garage**

Year Built: 1998
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: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1998
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1664 SF Floor Area = 1664 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,664 | | |
| | | | Total: | 230,548 | 186,742 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 416 | 14,597 | 11,824 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,029 |
| 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 |
| Porches | | | | | |
| WGEP (1 Story) | | | 180 | 13,838 | 11,209 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,942 | 3,193 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 784 | 36,432 | 29,510 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,129 |
| Door Opener | | | 2 | 1,070 | 867 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 867 |
| Base Cost | | | 1536 | 53,391 | 43,247 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 617 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-90 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. |
|---|---|---|---|---|---|---|---|---|
| PERKINS DARRELL S & CYNTHI | SIMONSON RAMON | 27,500 | 10/10/2007 | WD | 03-ARM'S LENGTH | 2007/05694 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MAIN ST

Owner's Name/Address

SIMONSON RAMON
47280 MAIN ST
PO BOX 692
HOUGHTON MI 49931

Tax Description

SEC 1 T54N R34W COM W SEC LINE AT A PT S 05 DEG 01' 51" E 986.58' FROM W 1/4 COR OF SEC; TH S 83 DEG 27' 51" E 230.55' TO W'LY R/W OF DODGEVILE RD (60' FROM CTRLINE); TH ALG SD R/W FOLL TWO COURSES; SW'LY 305.66' ALG ARC 2804.79' RAD CURVE TO RT WHOSE CHORD BEARS S 26 DEG 40' 30" W 305.51' TO PT OF TANGENCY; TH S 29 DEG 47' 49" W 114.34' TO W SEC LINE, TH N 05 DEG 01' 51" W 400' TO POB.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 23,010

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.670 | Acres | 8,618 | 100 | | 23,010 |
| | | | 2.67 | Total Acres | | | Total Est. Land Value = | 23,010 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,505 | 0 | 11,505 | | | 4,441C |
| 2023 | 4,230 | 0 | 4,230 | | | 4,230S |
| 2022 | 4,230 | 0 | 4,230 | | | 4,230S |
| 2021 | 10,170 | 0 | 10,170 | | | 8,427C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-040-95 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. |
|---|---|---|---|---|---|---|---|---|
| HEFLIN JOSEPH & KALICH JIL | PIETILA PHILLIP | 20,000 | 10/12/2021 | WD | 03-ARM'S LENGTH | 2021/06525 | DEED | 100.0 |
| PERKINS DARRELL | KEWEENAW HOLISTIC FAMILY N | 25,000 | 10/08/2010 | WD | 32-SPLIT VACANT | 2010/5063 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

PARADISE RD

Owner's Name/Address

PIETILA PHILLIP
21524 MASSIE RD
CHASSELL MI 49916

Tax Description

PARCEL 2; THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SEC 1-54-34; BEG ON THE WEST SECTION LINE AT A POINT S 05 DEG 01' 51" E 796.58'; TH S 84 DEG 43' 41" E 320.40' TO THE WESTERLY ROW OF THE DODGEVILLE ROAD (60' FROM THE C/L); TH ALONG SAID ROW SOUTHWESTERLY 200.04' ALONG THE ARC OF A 2804.79' RADIUS CURVE TO THE RIGHT CHORD BEARS S 21 DEG 30' 35" W 200'; TH N 83 DEG 27' 51" W 230.55' TO THE WEST SEC. LINE; TH N 05 DEG 01' 51" W 190.00' TO THE POB. 1.20 ACRES M/L SPLIT ON 09/28/2010 FROM 010-251-040-60;

Comments/Influences

Split/Comb. on 09/28/2010 completed 09/28/2010 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-251-040-60;
Child Parcel(s): 010-251-040-61, 010-251-040-95;
---

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Class: RESIDENTIAL-VACANT Zoning: 0 (*)

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 24,608

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 190.00 | 262.00 | 1.0000 | 1.3216 | 98 | 100 | | 24,608 |
| 190 Actual Front Feet, 1.14 Total Acres | | | | | | | Total Est. Land Value = | 24,608 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,304 | 0 | 12,304 | | | 11,601C |
| 2023 | 11,049 | 0 | 11,049 | | | 11,049S |
| 2022 | 10,547 | 0 | 10,547 | | | 10,547S |
| 2021 | 52,904 | 0 | 52,904 | | | 39,601C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-041-50 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. |
|---|---|---|---|---|---|---|---|---|
| MANNINEN EDWARD & HELEN | PYTHIAS INVESTMENT | 200,000 | 07/14/2009 | WD | 19-MULTI PARCEL ARM'S LEN | 2009/04533 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

PARADISE RD

Owner's Name/Address

PYTHIAS INVESTMENT
2342 US 41 WEST
MARQUETTE MI 49855

Tax Description

SEC 1 T54N R34W
PART OF NE 1/4 OF SW 1/4 LYING SW'LY OF CO RD P102.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 50,826

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/16/2009 | DATA ENTER |
| RW | 08/20/2010 | INSPECTED |
| TTH | 10/04/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 524.67 | 323.00 | 0.5153 | 1.0000 | 188 | 100 | | 50,826 |
| 786 Actual Front Feet, 2.92 Total Acres | | | | | | | Total Est. Land Value = | 50,826 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 25,413 | 0 | 25,413 | | | 2,590C |
| 2023 | 25,413 | 0 | 25,413 | | | 2,467C |
| 2022 | 25,413 | 0 | 25,413 | | | 2,350C |
| 2021 | 25,413 | 0 | 25,413 | | | 2,275C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-042-00 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 | 06/01/1995 | WD | 03-ARM'S LENGTH | 130:943 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 20441 PILGRIM RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 04/10/2017 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ROSANDICH DAN N<br>20441 PILGRIM RD<br>HOUGHTON MI 49931 | 2024 Est TCV 68,559 TCV/TFA: 103.88 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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

P6-1-34B SEC 1 T54N R34W PART OF SEC 1 T54N R34W D/F, COMMENCING AT THE CENTER OF SEC 1, TH S 0 DEG 29' 40" E ALONG THE SUBDIVISION LINE 39.80 FT TO THE COUNTY ROAD R/W & POB, TH CONTINUING S 0 DEG 29' 40" E 208.71', THN 87 DEG 35' W 208.71', TH N 0 DEG 29' 40" W 208.71', TH S 87 DEG 35' E 208.71'TO POB. 1 A.

Comments/Influences

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,500 | 27,780 | 34,280 | | | 15,480C |
| 2023 | 4,808 | 25,437 | 30,245 | | | 14,743C |
| 2022 | 4,808 | 22,281 | 27,089 | | | 14,041C |
| 2021 | 6,000 | 22,326 | 28,326 | | | 13,593C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 660 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 39
Floor Area: 660
Total Base New : 92,656 E.C.F.
Total Depr Cost: 56,520 X 0.983
Estimated T.C.V: 55,559

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls D Blt 1970
(11) Heating System: Space Heater
Ground Area = 660 SF Floor Area = 660 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 | Slab | 660 | | |
| | | | Total: | 71,843 | 43,824 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 2,545 |
| Water Well, 200 Feet | | | 1 | 9,791 | 5,973 |
| Porches | | | | | |
| WGEP (1 Story) | | | 80 | 6,850 | 4,178 |
| | | | Totals: | 92,656 | 56,520 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 55,559

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-042-51 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: COMMERCIAL BUILDIN | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47166 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KBIG-RADIO OPERATIONS<br>KEWEENAW BAY INDIAN COMMINITY<br>16429 BEARTOWN RD<br>BARAGA MI 49908 | 2024 Est TCV 6,912 TCV/TFA: 38.40 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table .

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 0.00 | Total Acres | | Total Est. Land Value = | | | 0 |

Public Improvements

- 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

Tax Description

PERSONAL PROPERTY SHELTER
PID FOR LAND 010-251-042-50

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 0 | 3,456 | 3,456 | | | 384C |
| 2023 | 0 | 3,168 | 3,168 | | | 366C |
| 2022 | 0 | 4,068 | 4,068 | | | 349C |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

| 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 | 6,912 | TBL | 6,912 |
| 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= 6,912 TCV= 6,912 Assessed Value= 3,456

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole
Floor Area: 180
Gross Bldg Area: 180
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 8
Physical %Good: 72
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low | | |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 180
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Good
Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 57.35

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.10 100%
Adjusted Square Foot Cost for Upper Floors = 62.45

Total Floor Area: 180 Base Cost New of Upper Floors = 11,241

Reproduction/Replacement Cost = 11,241
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 8,094

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 6,912
Replacement Cost/Floor Area= 62.45 Est. TCV/Floor Area= 38.40

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many | | Average | | Few | | |
| | Above Ave. | | Typical | | None | | |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Coal | | Hand Fired |
| | Oil | | Stoker | | Boiler |

(11) Electric and Lighting:

| | 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-042-55 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. |
|---|---|---|---|---|---|---|---|---|
| | | 50,000 | 11/01/2002 | WD | 03-ARM'S LENGTH | 163:373 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47166 PARADISE RD

Owner's Name/Address

KEWEENAW BAY INDIAN COMMUNITY
107 BEARTOWN RD
BARAGA MI 49908

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 198,972 TCV/TFA: 138.18

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 03/09/2016 | 2016-031-007 | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 1.760 | Acres | 47,409 | 100 | | 83,440 |
| | | | 1.76 | Total Acres | | Total Est. Land Value = | | 83,440 |

Public Improvements

- Dirt Road
- Gravel Road
- X 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

Tax Description

P6-1-34C1 SEC 1 T54N R34W A PAR IN TH SE 1/4 OF SW 1/4; D/F COM ATS 1/4 COR OF SEC TH N OO DEG 30' 53" W ALG TH N/S 1/4 LN OF SEC 1327.23' TO NE COR OF SE 1/4 OF SW 1/4; TH N 88 DEG 28'43" W ALG N LN OF SE 1/4 OF SW 1/4 997.97' TO E'LY ROW LN OF PARADISE RD; TH S 34 DEG 28' 41" E ALG E'LY ROW LN OFSD RD 165.53' TO POB; TH N 55 DEG 39'49"E 80.50'; TH S 67 DEG 14' 00" E 250.61';TH N 52 DEG 44' 54" E 274.82'; TH S 37 DEG 15' 06" E 100'; TH S 52 DEG 44' 54" W 274.81'; TH S 07 DEG 16' 46" E 256.09'TH S 58 DEG 28' 28" W 118.42' TO E'LY ROW LN OF SD RD. TH NW'LY ALG TH E'LY ROW LN OF RD 100' ALG ARC OF A 8822.75' RAD CRVE LT WH CHD BRSN 31 DEG 31' 32" W100'; TH N 58 DEG 28' 28" E 92.17'; TH N 07 DEG 16' 46" W 195.92'; TH N 67 DEG 14' 00" W 193.78' TH S 55 DEG 39' 49" W 67.77' TO E'LY ROW LN OF SD RD; TH NW'LYALG TH E'LY ROW LN OF RD 100'
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,720 | 57,766 | 99,486 | | | 95,509C |
| 2023 | 40,840 | 51,910 | 92,750 | | | 90,961C |
| 2022 | 40,840 | 45,790 | 86,630 | | | 86,630S |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings

Class: D
Floor Area: 960
Gross Bldg Area: 1,440
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 27
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low | | |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 960
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 150.13

(10) Heating system: Package Heating & Cooling Cost/SqFt: 30.02 100%
Adjusted Square Foot Cost for Upper Floors = 180.15

Total Floor Area: 960 Base Cost New of Upper Floors = 172,944

Reproduction/Replacement Cost = 172,944
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 76,095

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 64,985
Replacement Cost/Floor Area= 180.15 Est. TCV/Floor Area= 67.69

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | | | |
| | Total Fixtures | | Urinals | | | | | | |
| | 3-Piece Baths | | Wash Bowls | | | | | | |
| | 2-Piece Baths | | Water Heaters | | | | | | |
| | Shower Stalls | | Wash Fountains | | | | | | |
| | Toilets | | Water Softeners | | | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Computer Centers

Class: D
Floor Area: 480
Gross Bldg Area: 1,440
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

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Wall or Floor Furnace 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 480
Ave. Perimeter: 88
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 88

Base Rate for Upper Floors = 227.17

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.49 100%
Adjusted Square Foot Cost for Upper Floors = 232.66

Total Floor Area: 480 Base Cost New of Upper Floors = 111,677

Reproduction/Replacement Cost = 111,677
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 59,189

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 50,547
Replacement Cost/Floor Area= 232.66 Est. TCV/Floor Area= 105.31

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-043-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANNINEN EDWARD A | PYTHIAS INVESTMENT | 200,000 | 07/14/2009 | WD | 19-MULTI PARCEL ARM'S LEN | 2009/04533 | DEED | 100.0 |
| | | 9,000 | 06/01/1996 | WD | 03-ARM'S LENGTH | 135:351 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

20379 PILGRIM RD

Owner's Name/Address

PYTHIAS INVESTMENT
2342 US 41 WEST
MARQUETTE MI 49855

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 30,582 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 225.00 | 228.00 | 0.7230 | 1.0000 | 188 | 100 | | 30,582 |
| 225 Actual Front Feet, 1.18 Total Acres | | | | | Total Est. Land Value = | | | 30,582 |

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P6-1-35 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 5 DEG 8' EALONG SEC LINE BET SECS 1 & 2 1546.4' TO E SIDE R/W OF CO HWY, TH N 29 DEG 50' E 1158.4' TO POB, TH N 29 DEG 50' E 250', TH S 46 DEG 4' E 232'; TH S 29 DEG 50' W 195.20', TH N 60 DEG 10' W 225' TO POB BEING A PORTION OF NW 1/4 OF SW 1/4 KNOWN AS LOT 48 HURON HILL LOCATION. 1.15 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,291 | 0 | 15,291 | | | 661C |
| 2023 | 15,291 | 0 | 15,291 | | | 630C |
| 2022 | 15,291 | 0 | 15,291 | | | 600C |
| 2021 | 15,291 | 0 | 15,291 | | | 581C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 67
Floor Area: 0
Total Base New : 19,371 E.C.F.
Total Depr Cost: 0 X 0.854
Estimated T.C.V: 0

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/0/100/0
Functional Depreciation because of: COLLAPSED
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 19,371 | 0 |
| | | | Totals: | 19,371 | 0 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 0

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-045-00 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. |
|---|---|---|---|---|---|---|---|---|
| CARTER SCOTT ANDREW | SJ HOUSING LLC | 162,800 | 03/03/2022 | WD | 03-ARM'S LENGTH | 2022/01119 | DEED | 100.0 |
| IRWIN RODNEY ANNETTE & DEE | CARTER SCOTT ANDREW | 70,000 | 03/29/2017 | WD | 03-ARM'S LENGTH | 2017/01763 | DEED | 100.0 |
| HEAFIELD KATHRYN & DAVID | IRWIN RODNEY, ANNETTE & DE | 69,000 | 05/20/2011 | WD | 03-ARM'S LENGTH | 2011/02564 | DEED | 100.0 |
| | | | | | | | | |

Property Address

47470 GUNDLACH RD

Owner's Name/Address

SJ HOUSING LLC
ANDERSON STEVEN
940 E GIRL SCOUT LN
GWINN MI 49841

Tax Description

SEC 1 T54N R34W
FROM THE W 1/4 POST OF SEC 1 T54N R34W GO S 88 DEG 15' E ALONG C/L OF SEC 1, 797.35', TH S 2 DEG 50' E 33', TH S 12 DEG 14' E 120' ALONG HWY TO POB, TH S 46DEG 04' E 350' ,TH N 43 DEG 56' E 130', TH N 54 DEG 52' W 371.5', TH S 31 DEG 00' W 75' TO POB EXCEPT R/W OF COUNTY ROAD.
.88 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #: P6-1-36A

2024 Est TCV 138,790 TCV/TFA: 78.50

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | 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 |

| Who | When | What |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | 75.00 | 0.00 | 1.0000 | 1.0000 | 0 | 100 | | 0 |
| NEW ACREAG 1 ACRE | | 0.88 Acres | | | 13000 | 100 | | 11,440 |
| 75 Actual Front Feet, 0.88 Total Acres | | | | | | | Total Est. Land Value = | 11,440 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,720 | 63,675 | 69,395 | | | 65,698C |
| 2023 | 4,231 | 58,339 | 62,570 | | | 62,570S |
| 2022 | 4,231 | 52,807 | 57,038 | | | 53,233C |
| 2021 | 5,280 | 52,903 | 58,183 | | | 51,533C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: FOUR SQUARE

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 884 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 41
Floor Area: 1,768
Total Base New : 219,581 E.C.F.
Total Depr Cost: 129,552 X 0.983
Estimated T.C.V: 127,350

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | WGEP (1 Story) |
| 96 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FOUR SQUARE Cls CD Blt 1900
(11) Heating System: Forced Hot Water
Ground Area = 884 SF Floor Area = 1768 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 | 884 | | |
| | | | Total: | 196,196 | 115,755 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,229 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,627 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,493 |
| Porches | | | | | |
| WGEP (1 Story) | | | 30 | 4,200 | 2,478 |
| WGEP (1 Story) | | | 96 | 8,424 | 4,970 |
| | | | Totals: | 219,581 | 129,552 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 127,350

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-047-00 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. |
|---|---|---|---|---|---|---|---|---|
| ORCA PROPERTIES LLC | WELCH TRACI L | 40,000 | 04/26/2019 | WD | 03-ARM'S LENGTH | 2019/02382 | DEED | 100.0 |
| KERTTU MARY K | ORCA PROPERTIES LLC | 38,000 | 08/28/2013 | WD | 03-ARM'S LENGTH | 2013/05153 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47238 MAIN ST

Owner's Name/Address

WELCH TRACI L
47238 MAIN ST
HOUGHTON MI 49931

Tax Description

P6-1-38
SEC 1 T54N R34W
FROM 1/4 POST GO S 5 DEG 8' E ALONG SEC LINE 1546.4' TO POB,
TH N 29 DEG 50' E 250';
TH S 60 DEG 10' E 220',
TH S 29 DEG 50' W 250',
TH N 60 DEG 10' W 220' TO POB
KNOWN AS LOTS 40 & 41 HURON HILL LOCATION. 1.27 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 197,079 TCV/TFA: 175.96

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/22/2020 | 2020-010-313 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 250.00 | 220.00 | 1.0000 | 1.2111 | 115 | 100 | | 34,818 |
| 250 Actual Front Feet, 1.26 Total Acres | | | | | | | Total Est. Land Value = | 34,818 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 46 | 1,512 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,512 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,409 | 81,131 | 98,540 | | | 79,219C |
| 2023 | 15,139 | 73,875 | 89,014 | | | 75,447C |
| 2022 | 14,382 | 64,739 | 79,121 | | | 71,855C |
| 2021 | 13,625 | 64,811 | 78,436 | | | 69,560C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2020 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1120 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 1,120
Total Base New : 166,866 E.C.F.
Total Depr Cost: 163,529 X 0.983
Estimated T.C.V: 160,749

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2020
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 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 | Crawl Space | 1,120 | | |
| | | | Total: | 144,535 | 141,645 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,456 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 384 | 16,497 | 16,167 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -2,129 |
| Door Opener | | | 1 | 535 | 524 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,433 |
| Public Sewer | | | 1 | 1,462 | 1,433 |
| | | | Totals: | 166,866 | 163,529 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 160,749

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-048-00 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

Owner's Name/Address

YAGEMAN MARY M
21330 ROBINWOOD
FARMINGTON MI 48336

Tax Description

P6-1-39 SEC 1 T54N R34W FROM 1/4 POST BET SECS 1 & 2 GO S 5 DEG 8' E ALONG SEC LINE BET SECS 1 & 2 1546.4', TH S 60 DEG 10' E 270' TO POB TH N 29 DEG 50' E 200', TH S 60 DEG 10' E 150', TH S 29 DEG 50' W 200' TH N 60 DEG 10' W 150' TO POB KNOWN AS LOT 42 HURON HILL LOCATION. .69 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 8,970

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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 |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE | | | 0.690 Acres | | 13,000 | 100 | | 8,970 |
| | | | 0.69 Acres | | 0 | 100 | | 0 |
| | | | 1.38 Total Acres | | Total Est. Land Value = | | | 8,970 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 0 | 4,485 | | | 3,469C |
| 2023 | 3,317 | 0 | 3,317 | | | 3,304C |
| 2022 | 3,317 | 0 | 3,317 | | | 3,147C |
| 2021 | 4,140 | 0 | 4,140 | | | 3,047C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-049-00 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. |
|---|---|---|---|---|---|---|---|---|
| LINDRUS JON A & CATHY A | SIMONSON RAMON | 7,000 | 06/07/2018 | WD | 03-ARM'S LENGTH | 2018/02818 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| MAIN ST OFF |

| Owner's Name/Address |
|---|
| SIMONSON RAMON<br>11078 NORTH POINT RD<br>MOHAWK MI 49950 |

| Tax Description |
|---|
| P6-1-40 SEC 1 T54N R34W<br>FROM 1/4 POST BET SECS 1 & 2 GO S 5 DEG 8' E ALONG SEC LINE BET SECS 1 & 2 1546.4', TH S 60 DEG 10' E 270', TH N 29 DEG 50' E 200' TO POB,<br>TH N 29 DEG 50' E 200' TO POB, TH N 29 DEG 50' E 200'<br>TH S 60 DEG 10' E 150' TH S 29 DEG 50' W 200' TH N 60 DEG 10' W 150' TO POB<br><br>KNOWN AS LOT 43 HURON HILL LOCATION. .69 A. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 8,970

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE | | | 0.690 | Acres | 13,000 | 100 | | 8,970 |
| | | | 0.69 | Total Acres | | Total Est. Land Value = | | 8,970 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 0 | 4,485 | | | 3,482C |
| 2023 | 3,317 | 0 | 3,317 | | | 3,317S |
| 2022 | 3,317 | 0 | 3,317 | | | 3,317S |
| 2021 | 4,140 | 0 | 4,140 | | | 4,140S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-102-20 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. |
|---|---|---|---|---|---|---|---|---|
| GUNDLACH CHAMPION INC | LJJ CONSTRUCTION LLC | 300,000 | 12/03/2013 | WD | 03-ARM'S LENGTH | 2013/07159 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MAIN ST/GUNDLACH RD

Owner's Name/Address

LJJ CONSTRUCTION LLC
PO BOX 35
HOUGHTON MI 49931

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 58,842

| | Date | Number | Status |
|---|---|---|---|
| Building Permit(s) | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | 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 |

Tax Description

P6-1-1B3 SEC 1 T54N R34W PART OF NW 1/4 D/F,
COM AT THE W 1/4 CRN SECT 1 TH N76*44'47"E 688.00' ON THE ELY ROW OF CTY RD P-651; TH N75*30'38"E 41.50'; TH N49*58'28"E 274.48'; THN00*57'33"E 463.06' AND THE POB;
TH N09*48'45"W 367.08';
TH N79*37'58"E 138.81';
TH N10*42'56"W 158.14';
TH S50*09'07"E 412.51 ALG FREDERICK ST';
TH S29*36'32"W 102.51;
TH S60*36'22"E 250.66' ALG FREDERICK ST;
TH S 30*53'20"W 327.89';
TH N59*06'40"W 420.31' MOL TO POB
BEG AT PT WH IS N 76DEG 55' 39" E 687.92'
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 412.51 | 340.00 | 0.4692 | 1.0000 | 188 | 100 | | 36,387 |
| SECONDARY RD | 250.66 | 327.89 | 0.4692 | 1.0000 | 188 | 100 | | 22,110 |
| OFF HWY | | | 0.023 Acres | | 15,000 | 100 | | 345 |
| 663 Actual Front Feet, 5.13 Total Acres | | | | | | | Total Est. Land Value = | 58,842 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,421 | 0 | 29,421 | | | 5,465C |
| 2023 | 29,421 | 0 | 29,421 | | | 5,205C |
| 2022 | 29,421 | 0 | 29,421 | | | 4,958C |
| 2021 | 29,413 | 0 | 29,413 | | | 4,800C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-102-40 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. |
|---|---|---|---|---|---|---|---|---|
| GUNDLACH CHAMPION INC | LJJ CONSTRUCTION LLC | 300,000 | 12/03/2013 | WD | 03-ARM'S LENGTH | 2013/07159 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MAIN ST/GUNDLACH RD

Owner's Name/Address

FIRST APOSTOLIC LUTHERAN CHURCH
49927 SOUTH SUPERIOR RD
ATLANTIC MINE MI 49905

Tax Description

P6-1-1B3 SEC 1 T54N R34W PART OF NW 1/4 D/F,
COM AT THE W 1/4 CRN SECT 1 TH N76*44'47"E 688.00' ON THE ELY ROW OF CTY RD P-651; TH ALG THE ROW FOLLOWING 3 COURSES: NLY 310.15' ALG ARC RADIUS 2904.79, CURVATURE 01*58'20" THROUGH AN INCLUDED ANGLE OF 06*07'03" WITH A CHORD THAT BEARS N08*05'21"W 310.00'; TH N11*08'53"W 201.54'; TH N 11*10'09"W 61.33'; TH N79*41'57"E 96.75' AND THE POB;
TH N10*18'03"W 200.00';
TH S79*41'57"W 100.00' ON THE ELY SIDE OF CTY RD P-651;
TH ALG THE ELY ROW FOLLOWING 2 COURSES: N11*02'57"W 103.33'; TH N 10*24'17"W 83.98';
TH N79*37'58"E 370.00';
TH S09*48'45"E 367.08';
TH S75*14'47"W 266.17' MOL TO POB
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| RVB | 09/07/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

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Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 110,643

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 02/28/2022 | 2022-031-007 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | 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 |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 894.71 | 300.00 | 0.3399 | 1.0000 | 188 | 100 | | 57,172 |
| SECONDARY RD | 590.00 | 200.00 | 0.3399 | 1.0000 | 188 | 100 | | 37,701 |
| OFF HWY | | | | 1.054 Acres | 14,962 | 100 | | 15,770 |

1485 Actual Front Feet, 9.93 Total Acres Total Est. Land Value = 110,643

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 55,322 | 0 | 55,322 | | | 55,322S |
| 2023 | 55,322 | 0 | 55,322 | | | 55,322S |
| 2022 | 55,322 | 0 | 55,322 | | | 55,322S |
| 2021 | 21,417 | 0 | 21,417 | | | 21,417S |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-301-05 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. |
|---|---|---|---|---|---|---|---|---|
| MANNINEN EDWARD A & HELEN | PALOSAARI TIMOTHY J & HELE | 0 | 01/30/2013 | LC | 16-LC PAYOFF | 2013/00735 | DEED | 100.0 |
| MANNINEN EDWIN & HELEN | MANNINEN EDWIN HELEN & EDW | 1 | 06/01/1998 | WD | 03-ARM'S LENGTH | 143:391 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

20295 PILGRIM RD

**Owner's Name/Address**

ED'S USED AUTO PARTS INC
21225 CREAMERY RD
CHASSELL MI 49916

**Tax Description**

P6-1-34A SEC 1 T54N R34W NE 1/4 OF SW 1/4 EXCEPT A 1 A PARCEL SOLD TO WILLMES (P6-1-34B) & EXCEPT PRT OF NE 1/4 OF SW 1/4 LYING SW'LY OF CO RD P102. 38.66 A. RENUMBERED AND SPLIT FOR 2023 FROM 010-251-041-00

**Comments/Influences**

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 423,647 TCV/TFA: 19.39

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 11/19/1991 | 91-273 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 1275.00 | 1320.00 | 0.3612 | 1.0000 | 188 | 100 | | 86,589 |

1275 Actual Front Feet, 38.64 Total Acres Total Est. Land Value = 86,589

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.33 | 112 | 46 | 1,460 |
| Wood Frame | 23.83 | 280 | 95 | 6,338 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,798 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 43,295 | 168,529 | 211,824 | | | 57,045C |
| 2023 | 43,295 | 150,257 | 193,552 | | | 54,329C |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1958 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1388 S.F.
Crawl: 0 S.F.
Slab: 160 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 1,548
Total Base New : 272,945 E.C.F.
Total Depr Cost: 161,036 X 0.854
Estimated T.C.V: 137,525

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |
| 60 | WGEP (1 Story) |
| 160 | Treated Wood |

**(17) Garage**

Year Built: 1958
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1958
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1548 SF Floor Area = 1548 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 160 | | |
| 1 Story | Siding | Basement | 1,168 | | |
| 1 Story | Siding | Basement | 220 | | |
| | | | Total: | 227,332 | 134,124 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | 1 | 2,629 | 1,551 |
| Porches | | | |
| WGEP (1 Story) | 48 | 5,819 | 3,433 |
| WGEP (1 Story) | 60 | 6,718 | 3,964 |
| Deck | | | |
| Treated Wood | 160 | 3,501 | 2,066 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 576 | 24,278 | 14,324 |
| Common Wall: 1 Wall | 1 | -2,628 | -1,551 |
| Door Opener | 1 | 535 | 316 |
| | Totals: | 272,945 | 161,036 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 137,525

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Repair Shed

Class: D,Pole
Floor Area: 13,200
Gross Bldg Area: 20,300
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 27
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 13200
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 17.19

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 17.19

Total Floor Area: 13,200 Base Cost New of Upper Floors = 226,908

Reproduction/Replacement Cost = 226,908
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /50 /100/100/17.5
Total Depreciated Cost = 39,709

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 33,911
Replacement Cost/Floor Area= 17.19 Est. TCV/Floor Area= 2.57

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |
| | Total Fixtures | | Urinals | | | | |
| | 3-Piece Baths | | Wash Bowls | | | | |
| | 2-Piece Baths | | Water Heaters | | | | |
| | Shower Stalls | | Wash Fountains | | | | |
| | Toilets | | Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings

Class: D,Pole
Floor Area: 4,760
Gross Bldg Area: 20,300
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 27
Physical %Good: 54
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 0%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 4760
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 111.76

Adjusted Square Foot Cost for Upper Floors = 111.76

Total Floor Area: 4,760 Base Cost New of Upper Floors = 531,978

Reproduction/Replacement Cost = 531,978
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /50 /100/100/27.0
Total Depreciated Cost = 143,634

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 122,663
Replacement Cost/Floor Area= 111.76 Est. TCV/Floor Area= 25.77

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Sheds - Arch-Rib (Quonset), Light Commercial

Class: D,Pole
Floor Area: 2,340
Gross Bldg Area: 20,300
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 4
Physical %Good: 85
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2340
Ave. Perimeter: 232
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 232

Base Rate for Upper Floors = 20.70

Adjusted Square Foot Cost for Upper Floors = 20.70

Total Floor Area: 2,340 Base Cost New of Upper Floors = 48,438

Reproduction/Replacement Cost = 48,438
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 41,172

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 35,161
Replacement Cost/Floor Area= 20.70 Est. TCV/Floor Area= 15.03

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-302-00 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. |
|---|---|---|---|---|---|---|---|---|
| VOGHT EDWARD C & ESTHER C | POLASAASRI | 0 | 12/02/2022 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

PILGRIM RD

**Owner's Name/Address**

POLASAASRI ED
20295
HOUGHTON MI 49931

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 27,240

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

**Tax Description**

SEC 1 T54N R34W PART OF VNW /14 OF SW 1/4 D/F;
COM AT THE W 1/4 CORNER OF SEC 1, TH S88*15'00"E 799.98'; TH S 01*45'00"W 33.00'; TH S88*15'00"E 422.91' TO POB; TH S88*15'00"E 53.75';
TH S88*15'00"E 157.96';
TH S02*55'16"E 163.00';
TH S02*55'16"E 477.84';
TH N57*11'00"W 283.61';
TH N46*04'00"W 100.90';
TH N35*08'00"E 239.03 TO POB
010-251-044-00 AND 010-251-046-00 SPLIT COMBINED INTO 010-251-302-00 AND 010-251-302-03 FOR 2023

**Comments/Influences**

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 3.810 Acres | | 7,150 | 100 | | 27,240 |
| | | | 3.81 Total Acres | | Total Est. Land Value = | | | 27,240 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,620 | 0 | 13,620 | | | 5,802C |
| 2023 | 11,715 | 0 | 11,715 | | | 5,526C |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

| Who | When | What |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-302-03 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. |
|---|---|---|---|---|---|---|---|---|
| VOGHT EDWARD C & ESTHER C | TIKE ENTERPRISES LLC | 268,000 | 09/12/2022 | WD | 03-ARM'S LENGTH | 2022/04853 | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

20121 PILGRIM RD

**Owner's Name/Address**

TIKE ENTERPRISES LLC
PO BOX 523
DOLLAR BAY MI 49922

**Tax Description**

SEC 1 T54N R34W PART OF TH NW 1/4 OF SW 1/4 D/F;
COM AT THE W 1/4 CORNER OF SEC 1, TH S88*15'00"E 799.98'; TH S 01*45'00"W 33.00' AND POB;
TH S88*15'00"E 422.91';
TH S35*08'00"W 239.03';
TH N54*52'00"W 270.60';
TH S31*00'00"W 74.81';
TH N12-14'00"W 119.50' TO POB
010-251-044-00 AND 010-251-046-00 SPLIT COMBINED INTO 010-251-302-00 AND 010-251-302-03 FOR 2023

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 164,390 TCV/TFA: 72.16

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| DEMOLISH | 06/02/2020 | 2019-031-317 | FOUNDATION |
| ADDITION | 10/29/2007 | 07-335 | FOUNDATION |
| STORAGE | 08/23/1991 | 91-260 | FOUNDATION |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| X | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.060 | Acres | 12,830 | 100 | | 13,600 |
| | | | 1.06 | Total Acres | | | Total Est. Land Value = | 13,600 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.46 | 192 | 64 | 3,005 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,005 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,800 | 75,395 | 82,195 | | | 78,054C |
| 2023 | 5,096 | 69,242 | 74,338 | | | 74,338S |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 2020 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 985 S.F.
Crawl: 308 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 46
Floor Area: 2,278
Total Base New : 278,406 E.C.F.
Total Depr Cost: 150,341 X 0.983
Estimated T.C.V: 147,785

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | Treated Wood |
| 262 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1293 SF Floor Area = 2278 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 | 880 | | |
| 1 Story | Siding | Crawl Space | 308 | | |
| 2 Story | Siding | Basement | 105 | | |
| | | | Total: | 263,722 | 142,411 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 2,571 |
| Water Well, 50 Feet | 1 | 2,629 | 1,420 |
| Deck | | | |
| Treated Wood | 96 | 2,452 | 1,324 |
| Treated Wood | 262 | 4,842 | 2,615 |
| | Totals: | 278,406 | 150,341 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 147,785

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-303-47 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**

47212 MAIN ST

**Owner's Name/Address**

KANGAS DANIEL & KARI M
47212 MAIN ST
HOUGHTON MI 49931

**Tax Description**

A PORTION OF THE SW1/4 OF SW1/4 OF SECTION 1, AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 OF SE1/4) OF SECTION 2, TOWNSHIP 54 NORTH RANGE 34 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1, MONUMENTED WITH A 1" DIAM. IRON PIPE IN CONCRETE WITH A 3 1/4" DIAM. BRASS REMON CAP, AS DESCRIBED IN DOCUMENT NUMBER 2012R-07158 OF THE HOUGHTON COUNTY RECORDS; THENCE SOUTH 87°39'58" EAST ALONG THE SECTION LINE A DISTANCE OF 882.21 FEET TO A REBAR WITH PINK PLASTIC CAP MARKED "ERICKSON PS62399". THEN NORTH 01°42'52" WEST A DISTANCE OF 976.44 FEET TO A 1/2" DIAM. REBAR. THEN SOUTH 88°48'32" WEST A DISTANCE OF 575.58 FEET TO A 3/4" DIAM. IRON PIPE WITH PLASTIC CAP MARKED "24591". THEN NORTH 59°26'44" WEST A DISTANCE OF 413.53 FEET TO THE ***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 08/17/2020
MAP #:
2024 Est TCV 661,372 TCV/TFA: 100.74

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 08/02/2022 | 2022-010-022 | FOUNDATION |
| GARAGE | 10/16/2020 | 2020-031-216 | FOUNDATION |
| GARAGE | 10/16/2017 | 2017-010-022 | COMPLETE |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/03/2009 | DATA ENTER |
| RVB | 09/09/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 20.250 Acres | | 3,375 | 100 | | 68,350 |
| | | | 20.25 Total Acres | | Total Est. Land Value = | | | 68,350 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 1900 | 98 | 16,292 |
| Wood Frame | 34.33 | 64 | 46 | 1,011 |
| Wood Frame | 23.73 | 240 | 98 | 5,581 |
| Total Estimated Land Improvements True Cash Value = | | | | 22,884 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,175 | 296,511 | 330,686 | | | 287,404C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1994 | 2020 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1386 S.F.
Crawl: 452 S.F.
Slab: 144 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| X | Central Air |
| X | 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) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 21
Floor Area: 3,385
Total Base New : 470,179 E.C.F.
Total Depr Cost: 371,843 X 0.983
Estimated T.C.V: 365,522

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 455 | WCP (1 Story) |
| 338 | Treated Wood |

**(17) Garage**

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: 3
Mech. Doors: 0
Area: 1206
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1994
(11) Heating System: Forced Hot Water, Wood Furnace Add-On
Ground Area = 2810 SF Floor Area = 3385 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 | 126 | | | |
| 1 Story | Siding | Basement | 126 | | | |
| 1.5 Story | Siding | Basement | 1,134 | | | |
| 1 Story | Siding | Crawl Space | 220 | | | |
| 1 Story | Siding | Piers | 198 | | | |
| 1 Story | Siding | Crawl Space | 232 | | | |
| 1 Story | Siding | Blt-in Gar. | 630 | | | |
| 1 Story | Siding | Slab | 144 | | | |
| 0.5 Story | Siding | Overhang | 16 | | | |
| | | | Total: | 388,523 | 306,935 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,592 | |
| Porches | | | | | | |
| WCP (1 Story) | | | 455 | 14,542 | 11,488 | |
| Deck | | | | | | |
| Treated Wood | | | 338 | 5,719 | 4,918 | *8 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | | |
| Common Wall: 1.5 Wall | | | 1 | -3,943 | -3,115 | |
| Door Opener | | | 3 | 1,605 | 1,268 | |
| Base Cost | | | 1206 | 51,038 | 40,320 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,462 | 1,155 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: S
Floor Area: 1,260
Gross Bldg Area: 3,180
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 22
Physical %Good: 41
Func. %Good : 100
Economic %Good: 100

2022 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 1260
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 82.33

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.49 100%
Adjusted Square Foot Cost for Upper Floors = 88.82

Total Floor Area: 1,260 Base Cost New of Upper Floors = 111,913

Reproduction/Replacement Cost = 111,913
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 45,884

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 45,104
Replacement Cost/Floor Area= 88.82 Est. TCV/Floor Area= 35.80

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Storage

Class: S
Floor Area: 480
Gross Bldg Area: 3,180
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 3
Physical %Good: 91
Func. %Good : 100
Economic %Good: 100

2017 Year Built Remodeled

16 Overall Bldg Height

Comments:
STEEL FRAME BUILDING

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 480
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 16 Perimeter: 0
Overall Building Height: 16

Base Rate for Upper Floors = 100.56

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 7.80 100%
Adjusted Square Foot Cost for Upper Floors = 108.36

Total Floor Area: 480 Base Cost New of Upper Floors = 52,012

Reproduction/Replacement Cost = 52,012
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0
Total Depreciated Cost = 47,331

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 2 = 46,526
Replacement Cost/Floor Area= 108.36 Est. TCV/Floor Area= 96.93

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: S
Floor Area: 1,440
Gross Bldg Area: 3,180
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 2
Physical %Good: 92
Func. %Good : 100
Economic %Good: 100

2022 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 1440
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 80.42

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.34 100%
Adjusted Square Foot Cost for Upper Floors = 86.76

Total Floor Area: 1,440 Base Cost New of Upper Floors = 124,935

Reproduction/Replacement Cost = 124,935
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 114,940

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 3 = 112,986
Replacement Cost/Floor Area= 86.76 Est. TCV/Floor Area= 78.46

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-304-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANNINEN EDWARD A & HELEN | PALOSAARI TIMOTHY J | 0 | 01/30/2013 | LC | 16-LC PAYOFF | 2013/00735 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

PARADISE RD

Owner's Name/Address

ED'S USED AUTO PARTS INC
21225 CREAMERY RD
CHASSELL MI 49916

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 75,184

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 100.00 | 680.00 | 1.0000 | 2.1292 | 98 | 100 | | 20,866 |
| MAIN | 166.03 | 500.00 | 1.0000 | 1.8257 | 98 | 100 | | 29,707 |
| RATE 1 | | | | 3.153 Acres | 7,806 | 100 | | 24,612 |
| 266 Actual Front Feet, 6.62 Total Acres | | | | | | | Total Est. Land Value = | 75,184 |

Tax Description

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, T54N, R34W, D/F: COMMENCING AT THE S1/4 CORNER OF SAID SECTION 1; TH ALONG THE N-S1/4 LINE OF SAID SECTION 1, N 00°28'37" W, 1030.97 FEET TO THE POB; TH S 58°27'45" W, 664.68 FEET; TH ALONG THE E'LY ROW LINE OF PARADISE ROAD (66' WIDE), N 29°34'23" W, 100.00 FEET; TH N 58°28'28" E, 118.43 FEET; TH N 07°16'46" W, 256.09 FEET; TH N 52°44'54" E, 274.81 FEET; TH N 37°15'06" W, 100.00 FEET; TH S 52°44'54" W, 274.82 FEET; TH N 67°14'00" W, 250.61 FEET; TH S 55°39'49" W, 80.50 FEET; TH ALONG THE E'LY ROW LINE OF PARADISE ROAD (66' WIDE), N 34°28'41" W, 166.03 FEET; TH S 88°26'50" E, 997.34 FEET; TH ALONG THE N-SLINE OF SAID SECTION 1, S 00°28'37" E, 296.28 FEET TO THE POB. CONTAINING 6.62 ACRES OF LAND MOL
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 37,592 | 0 | 37,592 | | | 30,727C |
| 2023 | 33,436 | 0 | 33,436 | | | 29,264C |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-304-10 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. |
|---|---|---|---|---|---|---|---|---|
| MANNINEN EDWARD A ESTATE O | JUNTUNEN JORDAN A & SAVANN | 88,000 | 08/03/2017 | WD | 08-ESTATE | | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47161 PARADISE RD

**Owner's Name/Address**

JUNTUNEN JORDAN A & SAVANNA J
47161 PARADISE RD
HOUGHTON MI 49931

**Tax Description**

SEC 1 T54N R34W
PT OF SE 1/4 OF SW 1/4 LYING SW'LY OF PARADISE RD
EXC COM @ S 1/4 COR TH N 88 DEG 35'47" W ALG S SEC LN 274.84' TO REBAR ON W ROW OF SD RD & POB; TH N 88 DEG 35'47" W 806.61' TO REBAR;TH N 01 DEG 24'13" E 236.31' TO REBAR;TH S 88 DEG 35'47" E 668.07' TO REBAR ON W ROW OF SD RD; TH S 28 DEG 58'42" E ALG SD ROW 273.92' TO POB. 15.68 AC M/L
&
THAT PT OF TH SW1/4 OF SW1/4 D/F; COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1, MONUMENTED WITH A 1" DIAM. IRON PIPE IN CONCRETE WITH A 3 1/4" DIAM. BRASS REMON CAP, AS DESCRIBED IN DOCUMENT NUMBER 2012R-07158 OF THE HOUGHTON COUNTY RECORDS; THENCE SOUTH 87°39'58" EAST ALONG THE SECTION LINE A
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/20/2022

MAP #:

2024 Est TCV 475,229 TCV/TFA: 141.10

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/28/2018 | 2018-010-006 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RVB | 09/08/2010 | INSPECTED |
| TH | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 25.820 Acres | | 2,943 | 100 | | 75,984 |
| | | | 25.82 Total Acres | | Total Est. Land Value = | | | 75,984 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 224 | 98 | 1,756 |
| D/W/P: 5in Ren. Conc. | 8.75 | 576 | 98 | 4,939 |

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| ROLL OFF / SF | 10.00 | 160 | 95 | 1,520 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,215 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 37,992 | 199,623 | 237,615 | | | 184,273C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2020 STIL | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1656 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 3
Floor Area: 3,368
Total Base New : 410,096 E.C.F.
Total Depr Cost: 397,792 X 0.983
Estimated T.C.V: 391,030

**(16) Porches/Decks**

| Area | Type | |
|---|---|---|
| 480 | CCP | (1 Story) |
| 120 | CCP | (1 Story) |
| 144 | CCP | (1 Story) |
| 144 | CCP | (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
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: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2020
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1968 SF Floor Area = 3368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Slab | 1,400 | | |
| 1 Story | Siding | Slab | 160 | | |
| 1 Story | Siding | Blt-in Gar. | 312 | | |
| 1 Story | Siding | Slab | 96 | | |
| | | | Total: | 337,475 | 327,350 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 8,820 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,951 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,618 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,199 |
| Porches | | | | | |
| CCP (1 Story) | | | 480 | 11,486 | 11,141 |
| CCP (1 Story) | | | 120 | 3,253 | 3,155 |
| CCP (1 Story) | | | 144 | 3,843 | 3,728 |
| CCP (1 Story) | | | 144 | 3,843 | 3,728 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 624 | 25,659 | 24,889 |
| Common Wall: 1.5 Wall | | | 1 | -3,943 | -3,825 |
| Door Opener | | | 2 | 1,070 | 1,038 |
| | | | Totals: | 410,096 | 397,792 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 391,030

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-304-36 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 |
|---|---|---|---|---|---|---|
| 47342 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 01/19/2022 | 2022-999-012 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ED'S USED AUTO PARTS INC<br>21225 CREAMERY RD<br>CHASSELL MI 49916 | 2024 Est TCV 123,804 TCV/TFA: 128.96 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 332.78 | 128.30 | 1.0000 | 0.9248 | 98 | 100 | | 30,161 |
| 333 Actual Front Feet, 0.98 Total Acres | | | | | | | Total Est. Land Value = | 30,161 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 31.62 | 80 | 74 | 1,872 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,872 |

Public Improvements

- X Paved Road
- X Electric

Topography of Site

- X Rolling

Tax Description

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, T54N R34 WEST, D/F: COMMENCING AT THE S1/4 CORNER OF SAID SECTION 1; TH ALONG THE N-S1/4 LINE OF SAID SECTION 1, N 00°28'37" W, 1327.25 FEET; TH N 88°26'50" W, 997.34 FEET; TH ALONG THE E'LY ROW LINE OF PARADISE ROAD (66' WIDE), S 34°28'41" E, 166.03 FEET; TH 100.00 FEET ALONG A CURVE TO THE RIGHT RADIUS 8822.75 FEET, CHORD BEARING S 34°20'11" E, 100.00 FEET TO THE POB; TH N 55°39'49" E, 67.77 FEET; TH S 67°14'00" E 193.78 FEET; TH S 07°16'46" E, 195.92 FEET; TH S 58°28'28" W, 92.17 FEET TO A POINT ON THE E'LY ROW LINE OF PARADISE ROAD; TH 332.78 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, RADIUS 8822.75 FEET, CHORD BEARING N 32°55'52" W, 332.76 FEET; TO THE POB. CONTAINING 0.98 ACRES OF LAND MOL
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,081 | 46,821 | 61,902 | | | 12,257C |
| 2023 | 13,542 | 42,751 | 56,293 | | | 11,674C |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

Who When What

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 960 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 21
Floor Area: 960
Total Base New : 118,173 E.C.F.
Total Depr Cost: 93,358 X 0.983
Estimated T.C.V: 91,771

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 9 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 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 | Slab | 960 | | |
| | | | Total: | 107,968 | 85,296 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,518 |
| Water Well, 100 Feet | | | 1 | 5,520 | 4,361 |
| Porches | | | | | |
| CPP | | | 9 | 232 | 183 |
| | | | Totals: | 118,173 | 93,358 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 91,771

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-251-304-80 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 |
|---|---|---|---|---|---|---|
| 47002 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 05/16/2023 | 2023-010-033 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ERICKSON JOHN & TONIA<br>1800 KELLER LAKE DR<br>BURNSVILLE MN 55306 | 2024 Est TCV 165,894 TCV/TFA: 148.12 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 860.65 | 397.40 | 1.0000 | 0.0000 | 98 | 100* | | 0 |
| RATE 1 | | | 8.240 Acres | | 4,998 | 100 | | 41,187 |

* denotes lines that do not contribute to the total acreage calculation.

775 Actual Front Feet, 8.24 Total Acres Total Est. Land Value = 41,187

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, T54N, R34W , D/F:
COMM AT THE S1/4 CORNER OF SAID SECTION 1; TH ALONG THE S LINE OF SAID SECTION 1 N 88°33'12" W, 197.19 FEET; TH ALONG THE EASTERLY ROW LINE OF PARADISE ROAD (66' WIDE), N 29°07'41" W, 776.49 FEET; TH N 58°27'45" E, 664.68 FEET; TH ALONG THE NORTH-S1/4 LINE OF SAID SECTION 1, S 00°28'37" E, 1030.97 FEET TO THE POB. CONTAINING 8.24 ACRES OF LAND MOL, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
FOR 2023 010-251-041-00 AND 010-251-042-00 ARE SPLIT INTO 010-251-301-05, 010-251-304-00, 010-251-304-36 & 010-251-304-80
ONE DIVISION RIGHT TRANSFERRED TO THIS PARCEL IN 2022

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 20,594 | 62,353 | 82,947 | | | 77,184C |
| 2023 | 14,827 | 0 | 14,827 | | | 14,827S |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2023 | 0 |

Condition: Good
Part. Construct.: 60%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1120 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 1
Floor Area: 1,120
Total Base New : 213,575 E.C.F.
Total Depr Cost: 211,439 X 0.983
Estimated T.C.V: 207,845

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1016
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2023
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,120 | | |
| | | | Total: | 164,291 | 162,648 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,713 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,409 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 1016 | 36,637 | 36,271 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,602 |
| | | | Totals: | 213,575 | 211,439 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 207,845
60% Completed => Est. True Cash Value 2024 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-003-00 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

Owner's Name/Address

MOYLE THOMAS J & DENISE
PO BOX 399
HOUGHTON MI 49931

Tax Description

P6-2-1A SEC 2 T54N R34W SE 1/4 SEC 2 EXC COM AT S 1/4 POST OF SEC 2 GO N 87 DEG 37' E ALONG SEC LINE 635.82' TO POB, TH N 44 DEG 27' 30" E 89.43', TH S 45 DEG 32' 30" E 83.48';TH W ALG SEC LN 122.05' TO POB. ALSO EXCEPTPARCEL D/F. COM. AT SE COR. OF SEC. 2, TH N 5 DEG 8' 0" W 829.02', TH S 84 DEG 52' 0" W PER TO SEC. LINE 260.63' TO C/LOF CO. RD. 651 & POB, TH S 59 DEG 55' 0"E 262.16', TH S 30 DEG 4' 10" W 295.16', TH N 59 DEG 55' 50" W 262.16', TH N 59 DEG 55'50" W 33' TO C/L OF CO RD 651, THN 30 DEG 4'0"E 295.16' TO POB. EXC P6-2-1A & 1A3 22.36 A M/L EXC COM SE COR OF SEC 2; TH N 05 DEG 08' 00" W ALG E LINE OF SEC 2, 645.15' TO POB; TH N 59 DEG 55' 50" W 23.81'; TH N 05 DEG 08' 00" W 244.76'; TH N 59 DEG 55' 50" W 121.06' TO PT E'LY R/W OF CO RD 651, 205.34' TO E LINE OF SEC 2; TH S 05 DEG 08' 00" E ALG SD E LINE 496.05' TO POB ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 275,280

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 21.910 | Acres | 12,564 | 100 | | 275,280 |
| | | | 21.91 | Total Acres | | Total Est. Land Value = | | 275,280 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 137,640 | 0 | 137,640 | | | 14,244C |
| 2023 | 130,140 | 0 | 130,140 | | | 13,566C |
| 2022 | 130,140 | 0 | 130,140 | | | 12,920C |
| 2021 | 21,910 | 0 | 21,910 | | | 12,508C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-003-25 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| MAIN ST (WATER TANK) | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHARTER TWP OF PORTAGE<br>47240 GREEN ACRES RD<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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

Tax Description

P6-2-1A1 SEC 2 T54N R34W COMM AT SE COR OF SEC 2, TH N 5 DEG 8' 0" W 829.02', TH S 84 DEG 52' 0" W TO SEC. LINE 260.63' TO C/L OF CO. RD. 651 & POB, TH S 59 DEG 55' 50" E 33', TH S 59 DEG 55' 50" E 262.16', TH S 30 DEG 4'10" W 295.16', TH N 59 DEG 55' 50" W 262.16', TH N 59 DEG 55' 50" W 33' TO C/L OF CO. RD. 651, TH N 30 DEG 4' 10" E295.16' TO POB.

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 1.77 Acres | | 0 | 100 | | 0 |
| | | | 1.77 Total Acres | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-003-50 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. |
|---|---|---|---|---|---|---|---|---|
| POLAKOWSKI STEPHEN E | MATTSON STEVEN & SANDI | 1 | 05/07/2014 | WD | 03-ARM'S LENGTH | 2014/02390 | DEED | 0.0 |
| MOYLE THOMAS & DENISE | POLAKOWSKI STEPHEN E | 0 | 04/23/2014 | CD | 05-CORRECTING TITLE | 2014/02388 | DEED | 0.0 |
| JULIO LAWRENCE | POLAKOWSKI STEPHEN E | 0 | 04/13/2014 | QC | 05-CORRECTING TITLE | 2014/02389 | DEED | 0.0 |
| MOYLE THOMAS J | POLAKOWSKI STEPHEN E | 3,800 | 05/08/2002 | QC | 21-NOT USED/OTHER | 2008/04502 | DEED | 0.0 |

Property Address

47140 MAIN ST

Owner's Name/Address

SLIENT PROPERTIES LLC
42988 SUPERIOR RD
HOUGHTON MI 49931

Tax Description

P6-2-1A2 SEC 2 T54N R34W COM @ SE COR; TH S 87 DEG 37' W ALG S LN OF SEC 779.62' TO PT ON E'LY ROW OF CO RD 651; TH N 30 DEG 4'10" E ALG ROW 945.50' TO POB; TH N 30 DEG 4'10" E 200'TH S 59 DEG 55'50" E 121.06'; TH S 05 DEG 08' E 244.76'; TH N 59 DEG 55'50" W 262.16' TO POB. .96 A M/L AND COM AT SE COR OF SEC 2; TH N 05 DEG 08' 00" W ALG E LINE OF SEC 2, 645.15' TO POB; TH N 59 DEG 55' 50" W 23.81'; TH N 05 DEG 08' 00" W 244.76'; TH N 59 DEG 55' 50" W 121.06' TO PT ON E'LY R/W OF CO RD 651, TH N 30 DEG 04' 18" E 205.34' TO E LINE OF SD SEC 2; TH S 05 DEG 08' 00" E ALG SD E LINE 496.05' TO POB. (CORRECTION DEED FOR THIS LEGAL DONE 6/3/14). 0.45 A. M/L
EXCEPT: 0.159 ACRES TO JULIO FOR BOUNDARY CORRECTION COM: AT THE SE CORNER OF SEC 2; TH N 05 DEG 08' 00" W ALONG THE EAST
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 1,008,744 TCV/TFA: 77.72

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 09/26/2018 | 2018-010-018 | FOUNDATION |
| STORAGE | 10/21/2008 | 08-327 | |
| ADDITION | 06/05/2007 | 07-125 | |
| COMMERCIAL | 04/28/2006 | 06-373 | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| LP | 06/27/2008 | INSPECTED |
| LP | 06/27/2008 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MIXED RES | 303.00 | 221.00 | 0.4864 | 1.0000 | 188 | 100 | | 27,708 |
| 303 Actual Front Feet, 1.54 Total Acres | | | | | | | Total Est. Land Value = | 27,708 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.94 | 2292 | 89 | 18,236 |
| Total Estimated Land Improvements True Cash Value = | | | | 18,236 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,854 | 490,518 | 504,372 | | | 177,887C |
| 2023 | 13,854 | 446,223 | 460,077 | | | 169,417C |
| 2022 | 13,854 | 330,742 | 344,596 | | | 161,350C |
| 2021 | 13,854 | 315,276 | 329,130 | | | 156,196C |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 1 STORY
Calculator Occupancy: Industrial - Light Manufacturing

Class: D
Floor Area: 2,380
Gross Bldg Area: 12,980
Stories Above Grd: 10
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 12
Physical %Good: 69
Func. %Good : 100
Economic %Good: 100

1998 Year Built
2005 Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 2380
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 10 Story Height: 16 Perimeter: 0
Overall Building Height: 10

Base Rate for Upper Floors = 100.02

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 42.19 100%
Adjusted Square Foot Cost for Upper Floors = 142.21

Total Floor Area: 2,380 Base Cost New of Upper Floors = 338,460

Reproduction/Replacement Cost = 338,460
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 233,537

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 199,441
Replacement Cost/Floor Area= 142.21 Est. TCV/Floor Area= 83.80

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| | Few | |
| | Average | |
| | Many | |
| | Unfinished | |
| | Typical | |
| | Flex Conduit | Incandescent |
| | Rigid Conduit | Fluorescent |
| | Armored Cable | Mercury |
| | Non-Metalic | Sodium Vapor |
| | Bus Duct | Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 1 STORY
Calculator Occupancy: Office Buildings

Class: D
Floor Area: 2,500
Gross Bldg Area: 12,980
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 20
Physical %Good: 63
Func. %Good : 100
Economic %Good: 100

2007 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 2500
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 0
Overall Building Height: 10

Base Rate for Upper Floors = 138.73

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.74 100%
Adjusted Square Foot Cost for Upper Floors = 166.47

Total Floor Area: 2,500 Base Cost New of Upper Floors = 416,175

Reproduction/Replacement Cost = 416,175
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 262,190

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 223,910
Replacement Cost/Floor Area= 166.47 Est. TCV/Floor Area= 89.56

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Industrial - Light Manufacturing

Class: D
Floor Area: 3,060
Gross Bldg Area: 12,980
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 17
Physical %Good: 60
Func. %Good : 100
Economic %Good: 100

1998 Year Built
Remodeled

18 Overall Bldg
Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Space Heaters, Gas with Fan 100%
Ave. SqFt/Story: 3060
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1: 1500
Type #1: Good Storage (No Rates)
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 16 Perimeter: 0
Overall Building Height: 18

Base Rate for Upper Floors = 71.62
Mezzanine 1 Storage Base Rate = 28.41

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 30.21 100%
(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.72 100%
Combined Heating System adjustment: 35.93 100%
Adjusted Square Foot Cost for Upper Floors = 107.55

Total Floor Area: 3,060 Base Cost New of Upper Floors = 329,103
Mezzanine 1 Area: 1,500 Base Cost New of Mezzanine = 42,615

Reproduction/Replacement Cost = 371,718
Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 223,031

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 190,468
Replacement Cost/Floor Area= 121.48 Est. TCV/Floor Area= 62.24

(1) Excavation/Site Prep:

(2) Foundation: Footings

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |
|---|---|---|---|---|---|

| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |
|---|---|---|---|

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Storage

Class: D
Floor Area: 3,840
Gross Bldg Area: 12,980
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

2008 Year Built Remodeled

16 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 3840
Ave. Perimeter: 248
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 16 Perimeter: 248
Overall Building Height: 16

Base Rate for Upper Floors = 74.08

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.41 100%
Adjusted Square Foot Cost for Upper Floors = 79.49

Total Floor Area: 3,840 Base Cost New of Upper Floors = 305,241

Reproduction/Replacement Cost = 305,241
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 253,350

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 4 = 216,361
Replacement Cost/Floor Area= 79.49 Est. TCV/Floor Area= 56.34

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 1 STORY
Calculator Occupancy: Industrial - Light Manufacturing

Class: D
Floor Area: 1,200
Gross Bldg Area: 12,980
Stories Above Grd: 10
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 3
Physical %Good: 91
Func. %Good : 100
Economic %Good: 100

1998 Year Built
2005 Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 120
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 10 Story Height: 16 Perimeter: 0
Overall Building Height: 10

Base Rate for Upper Floors = 100.02

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 42.19 100%
Adjusted Square Foot Cost for Upper Floors = 142.21

Total Floor Area: 1,200 Base Cost New of Upper Floors = 170,652

Reproduction/Replacement Cost = 170,652
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0
Total Depreciated Cost = 155,293

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 5 = 132,620
Replacement Cost/Floor Area= 142.21 Est. TCV/Floor Area= 110.52

(1) Excavation/Site Prep:

(2) Foundation: Footings

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |
|---|---|---|---|---|---|

| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |
|---|---|---|---|

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-003-60 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. |
|---|---|---|---|---|---|---|---|---|
| MAKKONEN ERIC I & CAROL S | CASSADY MARY ANN & JOSEPHI | 101,000 | 07/18/2017 | WD | 03-ARM'S LENGTH | 2017/03718 | DEED | 100.0 |
| KEMPPAINEN ERIC W & AMY | MAKKONEN ERIC I & CAROL S | 93,000 | 11/02/2009 | WD | 03-ARM'S LENGTH | 2009/06594 | DEED | 100.0 |
| | KEMPPAINEN ERIC W & AMY | 76,300 | 03/01/2005 | WD | 03-ARM'S LENGTH | 167:922 | DEED | 0.0 |
| | | | | | | | | |

Property Address

47016 MAIN ST

Owner's Name/Address

CASSADY MARY ANN & JOSEPHINE.
47016 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-2-1A3 SEC 2 T54N R34W PRT OF SE 1/4 OF SE 1/4; COM @ SE SEC COR; TH S 87 DEG 37' W ALG S SEC LN 316.82' TO POB; TH S 87 DEG 37'W 433.76'TO PT ON E'LY ROW OF CO RD 651; TH N 26 DEG 48'28" E 233.14'; TH S 59 DEG 55'50" E 379.29'TO POB. 156/837 167/922 1.01 AC M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/24/2017

MAP #:

2024 Est TCV 183,309 TCV/TFA: 115.73

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/30/2005 | 05-164 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.010 Acres | | 12,970 | 100 | | 13,100 |
| | | | 1.01 Total Acres | | Total Est. Land Value = | | | 13,100 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,550 | 85,105 | 91,655 | | | 70,731C |
| 2023 | 4,856 | 77,552 | 82,408 | | | 67,363C |
| 2022 | 4,856 | 67,936 | 72,792 | | | 64,156C |
| 2021 | 6,030 | 68,065 | 74,095 | | | 62,107C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 2001 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1584 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 14
Floor Area: 1,584
Total Base New : 199,808 E.C.F.
Total Depr Cost: 173,152 X 0.983
Estimated T.C.V: 170,209

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 140 | Treated Wood |

**(17) Garage**

Year Built: 2004
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: 720
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 2001
(11) Heating System: Forced Air w/o Ducts
Ground Area = 1584 SF Floor Area = 1584 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 | 1,584 | | | |
| | | | Total: | 163,984 | 141,027 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 3,249 | |
| Deck | | | | | | |
| Treated Wood | | | 140 | 3,139 | 2,700 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 720 | 28,404 | 25,848 | *9 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,391 | |
| Door Opener | | | 1 | 535 | 487 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 1,116 | |
| Public Sewer | | | 1 | 1,298 | 1,116 | |
| | | | Totals: | 199,808 | 173,152 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 170,209

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 50,000 | 10/01/2003 | WD | 03-ARM'S LENGTH | 163:72 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47675 RIDGE RD

**Owner's Name/Address**

CITY OF HOUGHTON
47675 RIDGE RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

**Tax Description**

P6-2-1C SEC 2 T54N R34W FROM NW COR OF SEC 2 GO E ALONG SEC LINE ON N SIDE SEC 2 1390', TH S AT RT ANGS TO SEC LINE 1254' TH S 4 DEG 43' E 180' TO POB, TH S 4 DEG 43' E 180'; TH S 85 DEG 17' W 120', TH N 4 DEG 43' W 180', TH N 85 DEG 17' E 120' TO POB. .50 A.

**Comments/Influences**

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.50 Acres | | 0 | 100 | | 0 |
| | | | 0.50 Total Acres | | Total Est. Land Value = | | | 0 |

Public Improvements

- [ ] 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

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 750 | 10/01/1997 | WD | 03-ARM'S LENGTH | 141:563 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

19741 SHARON AVE

Owner's Name/Address

COUNTY OF HOUGHTON
401 E SHARON AVE
HOUGHTON MI 49931

Tax Description

P6-2-1E SEC 2 T54N R34W PARC N 1/2 OF NE 1/4 OF SEC 2 & PRT OF SEC 35; COM AT N 1/4 COR OF SEC 2,TH S 89 DEG 57'30" E ALG N LN 934.21' TO POB;TH N 00 DEG 02'30" E TO S ROW OF SHARON AVE; TH ALG ROW SE'LY TO SEC LN 183.17' TH ON A 02 DEG 30' CURVE TO THE LEFT 216.83' (LONG CHORD BEARING, S 80 DEG 25' 52" E 216.75') TO THE W LINE OF PLAT OF VILL OF HURON, TH S 10 DEG 09' 30" E ALONG THE W LINE 581.40' TH N 89 DEG 57' 30" W 499.89', TH N 00 DEG 02' 30" E 608.09' M/L TO POB. 6.12 ACRES M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 390.00 | 600.00 | 1.0063 | 1.1161 | 500 | 100 | | 219,026 |
| STANDARD COMMERCIAL | | | 0.748 Acres | | 50,000 | 100 | | 37,400 |
| 390 Actual Front Feet, 6.12 Total Acres | | | | | | | Total Est. Land Value = | 256,426 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.12 | 100000 | 84 | 262,080 |
| D/W/P: 5in Ren. Conc. | 9.00 | 2000 | 84 | 15,120 |
| Total Estimated Land Improvements True Cash Value = | | | | 277,200 |

| 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 | 12,240 | 169,594 | 181,834 | | | 181,834S |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Clubhouses

Class: C
Floor Area: 13,180
Gross Bldg Area: 13,180
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 36
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Heat Pump System 0%
Heat#2: Heat Pump System 0%
Ave. SqFt/Story: 13180
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 168.26

Adjusted Square Foot Cost for Upper Floors = 168.26

Total Floor Area: 13,180 Base Cost New of Upper Floors = 2,217,667

Reproduction/Replacement Cost = 2,217,667
Eff.Age:36 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 975,773

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 833,311
Replacement Cost/Floor Area= 168.26 Est. TCV/Floor Area= 63.23

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-009-00 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

Owner's Name/Address

STATE OF MICHIGAN
D O T
LANSING MI

Taxpayer's Name/Address

STATE OF MICHIGAN
D O T
LANSING MI

Tax Description

P6-2-1G SEC 2 T54N R34W 100' EA SIDE OF ROADWAY 5200' APPROX. 25.38 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 26 ACRES | | | 25.38 Acres | | 2800 | 100 | | 71,064 |
| | | | 25.38 Total Acres | | | Total Est. Land Value = | | 71,064 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-010-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 19889 HURONTOWN BASEBALL FIELD FREDERICK ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | PUBLIC RESTROOM | 07/11/2012 | 12-132 | COMPLETE |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHARTER TWP OF PORTAGE<br>47240 GREEN ACRES RD<br>HOUGHTON MI 49931 | 2024 Est TCV 0 TCV/TFA: 0.00 | | | | | |

X Improved | | Vacant

Public Improvements

- [ ] 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

Tax Description

P6-2-2 SEC 2 T54N R34W PART OF E 1/2 OF NE 1/4 BEG AT E 1/4 POST GO N 200' TH N 85 DEG 8' W 540' TH N 4 DEG 52' E 794.66' TH N 79 DEG 48' E 559.2' TH S 4 DEG 52' W 939.9' TO POB. 10.70 A.

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 10.700 | Acres | 16,411 | 100 | | 175,600 |
| | | | 10.70 | Total Acres | | Total Est. Land Value = | | 175,600 |

| 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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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 9X18 RESTROOM BLDG
Calculator Occupancy: Restroom Buildings

Class: C
Floor Area: 162
Gross Bldg Area: 162
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 5
Physical %Good: 82
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| 2012 | Year Built Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 162
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 314.08

Adjusted Square Foot Cost for Upper Floors = 314.08

Total Floor Area: 162 Base Cost New of Upper Floors = 50,881

Reproduction/Replacement Cost = 50,881
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 41,722

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 35,631
Replacement Cost/Floor Area= 314.08 Est. TCV/Floor Area= 219.94

(1) Excavation/Site Prep:

(2) Foundation: | | Footings

| | | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-011-00 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. |
|---|---|---|---|---|---|---|---|---|
| LIMINGA RACHEL & RIUTTA DA | KISSEL HOLDINGS INC | 125,000 | 12/21/2012 | WD | 21-NOT USED/OTHER | 2013/00166 | DEED | 100.0 |
| | | 1 | 02/01/2003 | WD | 03-ARM'S LENGTH | 160:470 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47470 HIGHWAY M26

**Owner's Name/Address**

YELLOW COMPANY LLC
PO BOX 817
HOUGHTON MI 49931

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 188,466 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| DEMOLISH | 09/08/2014 | 14-213 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | / / | INSPECTED |
| TH | 01/03/2011 | DATA ENTER |

**Tax Description**

P6-2-5 SEC 2 T54N R34W A PARCEL OF LAND IN PART OF E 1/2 OF SEC 2; COM AT WEST QUARTER CORNER, TH S 89 DEG 02' 12" E ALONG THE E-W QUARTER LINE OF SAID SECTION, 1245.12' TO THE POB; TH N 43 DEG 46' 43" W 119.13' TO THE SOUTHEASTERLY ROW LINE OF M-26; TH ALONG SAID ROW 227.21' ALONG A 2059.86' RADIUS CURVE TO THE RIGHT WITH A DELTA ANGLE OF 06 DEG 19' 12" AND A CHORD BEARING S 37 DEG 24' 58" W 227.09'; TH S 49 DEG 26' 38" E 116.36' TO THE FORMER C/L OF M-26; TH ALONG SAID FORMER C/L 219.05' ALONG A 338.27' RADIUS CURVE TO THE LEFT WITH A DELTA ANGLE OF 37 DEG 06' 09" AND A CHORD BEARING N 37 DEG 49' 39" E 215.24' TO THE POB.
0.64 A M/L (CORRECTED DESCRIPTION PER SURVEY 6/5/2012)

**Comments/Influences**

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY M 26 | 219.00 | 138.00 | 1.0000 | 1.0000 | 650 | 100 | | 142,350 |
| 219 Actual Front Feet, 0.69 Total Acres | | | | | | | Total Est. Land Value = | 142,350 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 71,175 | 23,058 | 94,233 | | | 59,751C |
| 2023 | 65,700 | 21,195 | 86,895 | | | 56,906C |
| 2022 | 65,700 | 18,777 | 84,477 | | | 54,197C |
| 2021 | 65,700 | 19,223 | 84,923 | | | 52,466C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: PART IN PORTAGE
Calculator Occupancy: Auto Dealerships - Complete

Class: C
Floor Area
Gross Bldg Area
Stories Above Grd
Average Sty Hght
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 5
Physical %Good: 89
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Package Heating & Cooling 0%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

| Local Cost Items | Rate | Quantity/Area | %Good | Depr.Cost |
|---|---|---|---|---|
| TANK PIERS (PAIR) | 5000.00 | 39346 | 86 | 169,187,800 |

Cost Estimate over-riden by Assessor. Flat value of 54,000 used

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 46,116

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-012-50 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

Owner's Name/Address

MICH DEPT OF TRANSPORTATION
LANSING MI

Taxpayer's Name/Address

MICH DEPT OF TRANSPORTATION
LANSING MI

Tax Description

P6-2-5A1 SEC 2 T54N R34W PART OF THE W 1/2 OF W 1/2 WH LIES SE'LYOF A LINE D/F: COM AT THE W 1/4 COR OF SEC. 2, TH S 2 DEG 17' 48" E 612.07' TH N 66 DEG 53' 23" E 201.01' TO A CURVE LEFT,RADIUS 1909.86 TH NE'LY ALONG THE ARC 587.79', TH N 40 DEG 44' 38" W 100' TO POB, TH N 28 DEG 7' 46" E 381.12 TO POE N 52 DEG 44' 38" W 200' FROM ARC OF SD 1909.86 RADIUS CURVE 1.21 ACRES

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

| | |
|---|---|
| | 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 1.21 Acres | | 0 | 100 | | 0 |
| | | | 1.21 Total Acres | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

STATE OF MICHIGAN
DEPT OF TRANSP
LANSING MI

Taxpayer's Name/Address

STATE OF MICHIGAN
DEPT OF TRANSP
LANSING MI

Tax Description

P6-2-5B SEC 2 T54N R34W A PARCEL OF LAND IN THE W 1/2 OF W 1/2 OF SEC 2 T54N R34W D/F, FROM THE W 1/4 POST OF SEC 2 GO S 88 DEG 59' E ALONG C/L OF SD SEC 688.02', TH N 3 DEG 47' W 173.44', TH S 89 DEG 57' 30"E 180', TH S 3 DEG 47' W 347.04' TO POB, TH E'LY ALONG R/W OF HWY M-26, 100', TH N 3 DEG 47' W 120', TH W AT RT ANGS 100', TH S 3 DEG 47' W 120' TO POB. .28 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG | 1 ACRE | | 0.28 Acres | | 13000 | 100 | | 3,640 |
| | | | 0.28 Total Acres | | Total Est. Land Value = | | | 3,640 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| CAMPIONI FUTURES FAMILY | CAMPIONI BROTHERS LLC | 400,000 | 10/14/2010 | LC | 09-FAMILY | 2010/5612 | DEED | 0.0 |
| | | 1 | 06/01/2002 | WD | 03-ARM'S LENGTH | 158:243 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47401 HIGHWAY M26

Owner's Name/Address

CAMPIONI BROTHERS LLC
46736 PILGRIM RD
HOUGHTON MI 49931

Tax Description

P6-2-6 SEC 2 T54N R34W PT OF NW 1/4 OF SW 1/4 & PART OF SW 1/4 OF NW 1/4 FROM W 1/4 POST GO N 6 DEG 10' E 162.3', TH S 89 DEG 57' 30" E 362.15';TH S 3 DEG 47' E 477.50' ALONG W LINE OFPC OWNED BY UP OIL TO NE'LY ROW OF M-26,TH SW'LY ALONG ROW & THE ARC OF A CURVE TO THE RIGHT 272.01'(LONG CHORD BEARING S 62 DEG 37'51" W, CHORD LENGTH 271.75')TH S 66 DEG 51'11" W 163' ALONG ROW,TH N2 DEG 15' W 505.09' TO POB. 5.16 A M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 1,038,497 TCV/TFA: 34.41

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | 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

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/28/2008 | INSPECTED |
| LP | 08/29/2008 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY M 26 | 445.00 | 505.00 | 1.0000 | 1.0000 | 650 | 100 | | 289,250 |
| 445 Actual Front Feet, 5.16 Total Acres | | | | | | | Total Est. Land Value = | 289,250 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 5000 | 66 | 10,230 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,230 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 144,625 | 374,624 | 519,249 | | | 465,799C |
| 2023 | 133,500 | 330,112 | 463,612 | | | 443,619C |
| 2022 | 133,500 | 291,165 | 424,665 | | | 422,495C |
| 2021 | 133,500 | 277,604 | 411,104 | | | 408,999C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Stores - Retail

Class: D,Pole
Floor Area: 30,180
Gross Bldg Area: 30,180
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 44
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1974 Year Built
1988 Remodeled

12 Overall Bldg Height

Comments:
CORRECTED AGE FROM 21 TO 41 YEARS OLD - MBOR 2015

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: 30180
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 0
Overall Building Height: 12

Base Rate for Upper Floors = 52.93

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.86 100%
Adjusted Square Foot Cost for Upper Floors = 67.79

Total Floor Area: 30,180 Base Cost New of Upper Floors = 2,045,902

Reproduction/Replacement Cost = 2,045,902
Eff.Age:44 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 716,066

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---|---|---|---|---|---|
| 1 S ENTRY | 52.17 | 797 | 0.90 | 97 | 36,299 |
| CCP | 9.63 | 802 | 0.90 | 97 | 6,742 |
| 1 S BLK | 52.17 | 867 | 0.90 | 97 | 39,487 |
| 1 S STEEL ADDITION | 45.12 | 1695 | 0.90 | 97 | 66,766 |

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 739,017
Replacement Cost/Floor Area= 72.89 Est. TCV/Floor Area= 24.49

(1) Excavation/Site Prep:

(2) Foundation: Footings
X Poured Conc. Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-015-50 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 PLAZA INC | LIU'S REAL ESTATE LLC | 450,000 | 09/30/2009 | WD | 03-ARM'S LENGTH | 2009/05955 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47431 HIGHWAY M26

Owner's Name/Address

LIU'S REAL ESTATE LLC
PO BOX 436
HANCOCK MI 49930

Tax Description

P6-2-6B SEC 2 T54N R34W PT IN NW 1/4 OF SW 1/4 COM AT W 1/4 COR,TH N 6 DEG 10' E 162.30', TH S 89 DEG 57'30" E 362.15' TO POB. TH S 89 DEG 57'30" E 206.85', TH S 3 DEG 47' E 311.35' TO NEW N M-26 ROAD ROW, TH SW'LY 256.60'ALONG ROW ON AN ARC 2 DEG 30' CURVE TO THE RIGHT, THE LONG CHORD BEARING S 49 DEG 47' 15" W 256.56', TH N 3 DEG 47' W 477.50' TO POB. CONTAINS 1.90 ACRES M/L (PAR ALSO IN PART OF SW 1/4 OF NW 1/4)

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 465,270 TCV/TFA: 34.21

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| X | Sewer |
| X | Electric |
| | 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 |

| Who | When | What |
|---|---|---|
| LP | 11/14/2007 | INSPECTED |
| LP | 11/16/2007 | DATA ENTER |
| LP | 10/05/2009 | INSPECTED |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY M 26 | 234.00 | 353.00 | 1.0000 | 1.0000 | 650 | 100 | | 152,100 |
| 234 Actual Front Feet, 1.90 Total Acres | | | | | | | Total Est. Land Value = | 152,100 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 12000 | 95 | 35,340 |
| D/W/P: Asphalt Paving | 3.10 | 7200 | 95 | 21,204 |
| Total Estimated Land Improvements True Cash Value = | | | | 56,544 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 76,050 | 156,585 | 232,635 | | | 202,342C |
| 2023 | 70,200 | 140,292 | 210,492 | | | 192,707C |
| 2022 | 70,200 | 113,331 | 183,531 | | | 183,531S |
| 2021 | 70,200 | 107,624 | 177,824 | | | 177,824S |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 13,600
Gross Bldg Area: 13,600
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 47
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1995 Year Built Remodeled

10 Overall Bldg Height

Comments:
ACESS IMPEDES CUSTOMERS

Construction Cost

| | High | | Above Ave. | X | Ave. | | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Wall or Floor Furnace 100%
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 13600
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 0
Overall Building Height: 10

Base Rate for Upper Floors = 59.98

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.15 100%
Adjusted Square Foot Cost for Upper Floors = 63.13

Total Floor Area: 13,600 Base Cost New of Upper Floors = 858,568

Reproduction/Replacement Cost = 858,568
Eff.Age:47 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 300,499

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 256,626
Replacement Cost/Floor Area= 63.13 Est. TCV/Floor Area= 18.87

(1) Excavation/Site Prep:
13600 SqFt Excavation (in cubic feet)
13600 SqFt Site Prep

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

13600 SqFt, Class C, D, S, Perimeter

(3) Frame:
13600 SqFt, Wood, Mill Type Construct

(4) Floor Structure:
13600 SqFt, Concrete, On Ground

(5) Floor Cover:
13600 SqFt, Carpet and Pad, Indoor/Ou

(6) Ceiling:
13600 SqFt, Acoustical Ceilings, Tile

(7) Interior:
13600 SqFt, Frame, Shopping Center, Neig

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

13600 SqFt, Typical, Shopping Center, Ne

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| X | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

13600 SqFt, Forced Air

(11) Electric and Lighting:
13600 SqFt, Typical, Shopping Cente

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few Average Many Unfinished Typical | | Few Average Many Unfinished Typical |
| X | Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct | X | Incandescent Fluorescent Mercury Sodium Vapor Transformer |

(13) Roof Structure: Slope=0
13600 SqFt, Steel Joist, Wood or Co

(14) Roof Cover:
13600 SqFt, Composition Shingles, o

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

13600 SqFt, Aluminum or Steel, on w

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| 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 DEPT OF TRANSPORTATION | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.03 Acres | | 0 | 100 | | 0 |
| | | | 0.03 Total Acres | | Total Est. Land Value = | | | 0 |

| 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 |

Taxpayer's Name/Address

MICH DEPT OF TRANSPORTATION

Tax Description

P6-2-6A1 SEC 2 T54N R34W THAT PART OF TRACT "A" WH LIES SE'LY OF A LINE D/F, BEG AT A PT ON W LINE OF SEC 2 WH IS S 02 DEG 17' 48" E 505.09' FROM W 1/4 COR, TH N 66 DEG 53' 23" E 163' TO PT OF CURVATURE OF A CURVE TO LEFT HAVING A RADIUS OF 1809.86', TH NE'LY ALONG THE ARC OF SD CURVE 557.01' (CHORD BEARING N 58 DEG 04' 23" E), TO APT WH IS N 40 DEG 44' 38" W 100' FROM THE ARC OF A CURVE HAVING A RADIUS OF 1909.86', TH NE'LY ON STRAIT LN 380' M/LTO A PT OF ENDING WH IS N 52 DEG 44'38" 200' FROM ARC OF SD 1909.86' RAD CURVE, TRACT "A" D/F, FROM W 1/4 POST OF SEC 2 GO N 6 DEG 10' E ALG SEC LN 162.3'; TH S 89 DEG 57'30" E 569' TO POBTH S 3 DEG 47' E 453.4' TO R/W OF M-26; TH N 67 DEG 57' E ALG SD R/W 94.6'; TH N 3 DEG 47' W 417.7' TH N 89 DEG 57'30" W 90' TO POB. .03 A M/L

Comments/Influences

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-018-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 122,500 | 12/01/2003 | WD | 03-ARM'S LENGTH | 163:568 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47451 HIGHWAY M26

**Owner's Name/Address**

EMMERT ROBERT L & HOLLY A
47451 HIGHWAY M26
HOUGHTON MI 49931

**Tax Description**

P6-2-6A2 SEC 2 T54N R34W PRT OF W 1/2 OF W 1/2; COM @ W 1/4 COR TH S 88 DEG 59' E ALG C/L OF SD SEC 688.02' TO POB; TH N 03 DEG 47' W 173.44DESIG AS 1ST LN OF THIS DESC; TH S 89 DEG 57'30" E 180'; TH SE'LY & PAR TO 1STLN TO ROW OF HWY M26; TH ALG CURV OF ROW SW'LY TO POI OF 1ST LN EXT & NW'LY BDRY OF SD HWY M26; TH N 03 DEG 47' W 244.25'M/L TO POB; EXC PRT LYING SE'LY OF LN DESC AS FOLLOWS; COM @ W 1/4 COR; TH S 02 DEG 17'48" E 612.07'; TH N 66 DEG 53'23" E ALG HWY M26 201.01' TO POC OF 1909.86' RAD CUR TO LFT; TH NE'LY ALG ARC 587.79'; TH N 40 DEG 44'38" W 100' TO POB; TH N 28 DEG 07'46" E 381.12' TO A POE; WH IS N 52 DEG 44'38" W 200' FROMARC OF SD 1909.86' RAD CURV. AND PRT OF NW 1/4 OF SW 1/4 & PART OF SW 1/4 OF NW 1/4; COM @ W 1/4 COR; TH N 06 DEG 10' E ALG SEC LN 162.3'; TH S 89 DEG 57'30" E 569' TO POB; TH S 03 DEG 47'E 453.4' TO ROW OF ***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 375,629 TCV/TFA: 101.91

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 01/16/2004 | 04-1026 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.60 Acres | | 13000 | 100 | | 7,800 |
| | | | 0.60 Total Acres | | Total Est. Land Value = | | | 7,800 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,900 | 183,915 | 187,815 | | | 111,941C |
| 2023 | 2,885 | 167,812 | 170,697 | | | 106,611C |
| 2022 | 2,885 | 147,009 | 149,894 | | | 101,535C |
| 2021 | 3,600 | 147,294 | 150,894 | | | 98,292C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 8 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1646 S.F.
Crawl: 0 S.F.
Slab: 90 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 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 |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 29
Floor Area: 1,736
Total Base New : 251,907 E.C.F.
Total Depr Cost: 178,855 X 0.983
Estimated T.C.V: 175,814

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 260 | Treated Wood |
| 96 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1736 SF Floor Area = 1736 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 | 1,262 | | |
| 1 Story | Siding | Slab | 90 | | |
| 1 Story | Siding | Basement | 384 | | |
| | | | Total: | 237,639 | 168,724 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,160 |
| Deck | | | | | |
| Treated Wood | | | 260 | 4,815 | 3,419 |
| Treated Wood | | | 96 | 2,452 | 1,741 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,038 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,773 |
| | | | Totals: | 251,907 | 178,855 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 175,814

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Fair

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1950 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,950
Total Base New : 227,134 E.C.F.
Total Depr Cost: 195,336 X 0.983
Estimated T.C.V: 192,015

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1950 SF Floor Area = 1950 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 1,950 | | |
| | | | Total: | 227,134 | 195,336 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 227,134 | 195,336 |

Notes: SHOP
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 192,015

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-019-00 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. |
|---|---|---|---|---|---|---|---|---|
| DDR COPPER COUNTRY LLC | CCM CAPITAL PARTNERS LLC | 800,000 | 07/26/2012 | WD | 03-ARM'S LENGTH | 2012/04105 | DEED | 100.0 |
| DEVELOPERS DIVERSIFIED LTD | DDR COPPER COUNTRY LLC | 1 | 06/21/2012 | QC | 03-ARM'S LENGTH | 2012/03410 | DEED | 0.0 |
| EDC OF TWP OF PORTAGE | DEVELOPERS DIVERSIFIED LTI | 1 | 06/12/2012 | QC | 05-CORRECTING TITLE | 2012/03343 | DEED | 0.0 |
| | | | | | | | | |

Property Address

47420 HIGHWAY M26

Owner's Name/Address

CCM CAPITAL PARTNERS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-2-8 SEC 2 T54N R34W
THAT PART OF THE SW 1/4 OF SEC 2 BEG ON THE WEST SEC LINE AT A POINT N 02 DEG 15' 00" W 1513.70' FROM THE SW CORNER OF SEC 2; TH N 02 DEG 15' W 49.56 FT, TH N 89 DEG 39' 00" 258.52'; TH N 01 DEG 21' 00" W 278.53' TO THE SOUTHERLY ROW OF M-26; THE ALONG SAID ROW N 67 DEG 57' 00" E 651.94'; TH S 07 DEG 11' 00" E 412.81'' ; TH PERPENDICULAR N 82 DEG 49' 00" E 87'; TH PERPENDICULAR S 07 DEG 11' 00" E 264.67'; TH PERPENDICULAR S 82 DEG 49' 00" W 13.33'; TH PERPENDICULAR S 07 DEG 11' 00" E 256.80' TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SEC 2; TH ALONG SOUTH LINE N 86 DEG 01' 30" W 234.80'; TH S 03 DEG 00' 00" E 220.00'; TH PARALLEL WITH SAID SOUTH LINE N 86 DEG 01' 30" W 435.09', TH PARALLEL WITH THE WEST SEC LINE N 02 DEG 15' 00" W 219.67' TO SAID SOUTH LINE; TH ALONG SAID SOUTH ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-IMPROVE Zoning: B-2

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 1,976,687 TCV/TFA: 7.11

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 02/15/2023 | 2023-999-777 | FOUNDATION |
| ALTER | 11/06/2013 | 13-279 | COMPLETE |
| ALTER | 11/14/2012 | 12-264 | COMPLETE |
| COMMERCIAL | 08/08/1989 | 89-161 | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | 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 |

| Who | When | What |
|---|---|---|
| LP | 06/07/2007 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY M 26 | 924.00 | 711.00 | 1.0000 | 1.0000 | 650 | 100 | | 600,600 |
| 924 Actual Front Feet, 15.08 Total Acres | | | | | | | Total Est. Land Value = | 600,600 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.12 | 420000 | 2 | 26,208 |
| D/W/P: 3.5 Concrete | 6.63 | 18000 | 2 | 2,387 |
| Total Estimated Land Improvements True Cash Value = | | | | 28,595 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 300,300 | 688,044 | 988,344 | | | 301,954C |
| 2023 | 277,200 | 610,203 | 887,403 | | | 287,576C |
| 2022 | 277,200 | 488,920 | 766,120 | | | 273,882C |
| 2021 | 277,200 | 324,024 | 601,224 | | | 265,133C |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: COPPER COUNTRY MALL
Calculator Occupancy: Shopping Centers - Mall Concourse Enclosed Ma

Class: C
Floor Area: 189,035
Gross Bldg Area: 277,877
Stories Above Grd: 1
Average Sty Hght : 20
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 41
Physical %Good: 35
Func. %Good : 50
Economic %Good: 60

1978 Year Built
2001 Remodeled

14 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | X | Ave. | | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Complete H.V.A.C. 100%
Heat#2: Complete H.V.A.C. 0%
Ave. SqFt/Story: 189035
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 20 Perimeter: 0
Overall Building Height: 14

Base Rate for Upper Floors = 68.18

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 26.62 100%
Adjusted Square Foot Cost for Upper Floors = 94.80

Total Floor Area: 189,035 Base Cost New of Upper Floors = 17,920,518

Reproduction/Replacement Cost = 17,920,518
Eff.Age:41 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /55 /50 /60 /5.8
Total Depreciated Cost = 1,034,910

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---|---|---|---|---|---|
| SPRINKLERS | 2.29 | 189035 | 0.07 | 95 | 28,787 |

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 908,397
Replacement Cost/Floor Area= 94.96 Est. TCV/Floor Area= 4.81

(1) Excavation/Site Prep:
145052 SqFt Excavation (in cubic feet
145052 SqFt Site Prep

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

145052 SqFt, Class C, Bearing Walls

(3) Frame:
145052 SqFt, Concrete, Reinforced, Cl

(4) Floor Structure:
145052 SqFt, Concrete, On Ground

(5) Floor Cover:
145052 SqFt, Asphalt Tile

(6) Ceiling:
145052 SqFt, Acoustical Ceilings, Til

(7) Interior:
145052 SqFt, Frame, Shopping Center, Cor

(8) Plumbing:

| | Many Above Ave. | X | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

145052 SqFt, Typical, Shopping Center, C

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| X | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

145052 SqFt, Package Heating/Cooling, Sh

(11) Electric and Lighting:
145052 SqFt, Typical, Shopping Cent

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few | | Few |
| | Average | | Average |
| | Many | | Many |
| | Unfinished | | Unfinished |
| | Typical | | Typical |
| X | Flex Conduit | X | Incandescent |
| | Rigid Conduit | | Fluorescent |
| | Armored Cable | | Mercury |
| | Non-Metalic | | Sodium Vapor |
| | Bus Duct | | Transformer |

(13) Roof Structure: Slope=0
145052 SqFt, Steel Joists, Steel De

(14) Roof Cover:
145052 SqFt, Asphalt, Corrugated

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

145052 SqFt, Block, Concrete, 8"

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: STEVE & BERRY
Calculator Occupancy: Shopping Centers - Community

Class: C
Floor Area: 88,842
Gross Bldg Area: 277,877
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 31
Physical %Good: 49
Func. %Good : 50
Economic %Good: 60

| | |
|---|---|
| 1983 | Year Built Remodeled |
| 14 | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Zoned A.C. Warm & Cooled Air 0%
Heat#2: Zoned A.C. Warm & Cooled Air 0%
Ave. SqFt/Story: 88842
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 0
Overall Building Height: 14

Base Rate for Upper Floors = 78.74

Adjusted Square Foot Cost for Upper Floors = 78.74

Total Floor Area: 88,842 Base Cost New of Upper Floors = 6,995,419

Reproduction/Replacement Cost = 6,995,419
Eff.Age:31 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /50 /50 /60 /7.3
Total Depreciated Cost = 514,163

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 439,095
Replacement Cost/Floor Area= 78.74 Est. TCV/Floor Area= 4.94

(1) Excavation/Site Prep:
88842 SqFt Excavation (in cubic feet)
88842 SqFt Site Prep

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

88842 SqFt, Class C, D, S, Perimeter

(3) Frame:
88842 SqFt, Concrete, Reinforced, Cla

(4) Floor Structure:
88842 SqFt, Concrete, On Ground

(5) Floor Cover:
88842 SqFt, Melamine/Laminated Tile

(6) Ceiling:
88842 SqFt, Acoustical Ceilings, Tile

(7) Interior:
88842 SqFt, Frame, Shopping Center, Comm

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

88842 SqFt, Typical, Shopping Center, Co

(9) Sprinklers:
88842 SqFt, Standard, @ 100000 SqFt

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| X | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

88842 SqFt, Package Heating/Cooling, Sho

(11) Electric and Lighting:
88842 SqFt, Typical, Shopping Cente

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few Average Many Unfinished Typical | | Few Average Many Unfinished Typical |
| X | Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct | X | Incandescent Fluorescent Mercury Sodium Vapor Transformer |

(13) Roof Structure: Slope=0
88842 SqFt, Steel Joists, Steel Dec

(14) Roof Cover:
88842 SqFt, Asphalt, Corrugated

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

88842 SqFt, Block, Concrete, 8"

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-019-50 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. |
|---|---|---|---|---|---|---|---|---|
| DDR COPPER COUNTRY LLC | CCM CAPITAL PARTNERS LLC | 800,000 | 07/26/2012 | WD | 03-ARM'S LENGTH | 2012/04105 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47420 HIGHWAY M26 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | ALTER | 02/28/2022 | 2022-031-016 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CCM CAPITAL PARTNERS LLC<br>PO BOX 414<br>HOUGHTON MI 49931 | 2024 Est TCV 951,563 TCV/TFA: 27.12 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY M 26 | 220.00 | 1000.00 | 1.0000 | 1.0000 | 650 | 100 | | 143,000 |

220 Actual Front Feet, 5.05 Total Acres Total Est. Land Value = 143,000

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.12 | 80000 | 3 | 7,488 |

Total Estimated Land Improvements True Cash Value = 7,488

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- X Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- X Rolling
- Low
- X High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P6-2-8C 5.117 A. SEC 2 T54N R34W COM AT SW COR OF SD SEC; TH N 02 DEG 15'00" W 1241.70' ALG W SEC LINE; TH ALG S LN OF NW 1/4 OF SW/4 OF SD SEC S 86 DEG 01'30" E 1037.24' TO POB. TH N 07 DEG 11'00" W 256.80'; TH PERPENDICULAR N 82 DEG 49'00" E 13.33'; TH PERPENDICULAR N 07 DEG 49'00" W 264.67'; TH S 82 DEG 49' W 87.0'; TH PERPENDICULAR N 07 DEG 11' 00" W 412.81' TO S'LY ROW LINE OF M-26 (100 FT FROM THE C/L THEREOF); TH ALG ROW LINE; N 67 DEG 57' 00" E 216.14'TO POC; TH NE'LY 63.62' ALG THE ARC OF A 438.27' RADIUS CURVE TO THE LFT WH CHOBEARS N 63 DEG 47'30" E 63.56'; TH S 07 DEG 11'00" E 1048.98' TO SE COR OF NW/4 OF SW/4 OF SD SEC 2; TH N 86 DEG 01'30" W 199.09' TO POB, 5.117 A. M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 71,500 | 404,282 | 475,782 | | | 240,641C |
| 2023 | 66,000 | 361,713 | 427,713 | | | 229,182C |
| 2022 | 66,000 | 183,949 | 249,949 | | | 39,280C |
| 2021 | 66,000 | 175,581 | 241,581 | | | 38,026C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Shopping Centers - Community

Class: C
Floor Area: 35,090
Gross Bldg Area: 35,090
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 37
Physical %Good: 43
Func. %Good : 100
Economic %Good: 75

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 35090
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 82.89

Adjusted Square Foot Cost for Upper Floors = 82.89

Total Floor Area: 35,090 Base Cost New of Upper Floors = 2,908,611

Reproduction/Replacement Cost = 2,908,611
Eff.Age:37 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/75 /32.3
Total Depreciated Cost = 938,027

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 801,075
Replacement Cost/Floor Area= 82.89 Est. TCV/Floor Area= 22.83

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| DDR COPPER COUNTRY LLC | JOHNSON LOUELLA D REV TRUS | 165,000 | 09/12/2008 | WD | 03-ARM'S LENGTH | 2008/05488 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

GREEN ACRES RD

Owner's Name/Address

CC FORD PROPERTIES LLC
PO BOX 485
HOUGHTON MI 49931

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #: P6-2-8A

2024 Est TCV 17,570

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 07/19/2018 | 2018-010-013 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | Improved | | Vacant |
|---|---|---|---|
| | | X | |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Tax Description

SEC 2 T54N R34W
A PARCEL OF LAND IN NW 1/4 OF SW 1/4, SEC 2, D/F,
COM AT SW COR OF SEC 2, TH N 02 DEG 15' W ALONG W LINE OF SD SEC 2, 1241.70 FT TO SW COR OF NW 1/4 OF SW 1/4, TH S 86 DEG 01' 30" E 158.19 FT TO POB,
TH N 02 DEG 15' W 100.00 FT,
TH S 86 DEG 01' 30" E 99.51 FT,
TH S 06 DEG 49' 40" E 101.20 FT, TH N 86 DEG 01' 30"W 107.64 FT TO POB. .24 A.

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 100.00 | 99.00 | 1.0000 | 0.0000 | 500 | 100* | | 0 |
| OFF HWY | | | 0.236 Acres | | 15,000 | 100 | | 3,540 |

* denotes lines that do not contribute to the total acreage calculation.

100 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,540

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Crushed Rock | 2.22 | 8000 | 79 | 14,030 |

Total Estimated Land Improvements True Cash Value = 14,030

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,770 | 7,015 | 8,785 | | | 8,785S |
| 2023 | 1,770 | 6,688 | 8,458 | | | 8,458S |
| 2022 | 6,000 | 9,029 | 15,029 | | | 14,880C |
| 2021 | 6,000 | 8,405 | 14,405 | | | 14,405S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-022-00 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. |
|---|---|---|---|---|---|---|---|---|
| BLAKE-OLSON LLC (DISSOLVE | BLAKER RENTALS LLC | 0 | 01/13/2015 | QC | 03-ARM'S LENGTH | 2015/00260 | DEED | 0.0 |
| BLAKER RENTALS LLC | HACKMAN GERALD & SHERRY | 20,000 | 01/13/2015 | WD | 03-ARM'S LENGTH | 2015/00261 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

COPPER COUNTRY MALL BEHIND

Owner's Name/Address

HACKMAN GERALD & SHERRY
63120 PHANTOM LAKE RD
IRON RIVER WI 54847

Tax Description

P6-2-9 SEC 2 T54N R34W E 1/2 OF SW 1/4 OF SW 1/4. 24.30 A.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 191,825

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | | X | Vacant |
|---|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 24.300 Acres | | 7,894 | 100 | | 191,825 |
| | | | 24.30 Total Acres | | Total Est. Land Value = | | | 191,825 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 95,913 | 0 | 95,913 | | | 84,348C |
| 2023 | 95,913 | 0 | 95,913 | | | 80,332C |
| 2022 | 95,913 | 0 | 95,913 | | | 76,507C |
| 2021 | 94,300 | 0 | 94,300 | | | 74,063C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-022-50 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. |
|---|---|---|---|---|---|---|---|---|
| DDR COPPER COUNTRY LLC | CCM CAPITAL PARTNERS LLC | 800,000 | 07/26/2012 | WD | 03-ARM'S LENGTH | 2012/04105 | DEED | 100.0 |
| K-MART CORPORATION | DDR COPPER COUNTRY LLC | ***,*** | 12/22/2010 | CD | 21-NOT USED/OTHER | 2011/00116 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

HIGHWAY M26

**Owner's Name/Address**

CCM CAPITAL PARTNERS LLC
PO BOX 414
HOUGHTON MI 49931

**Tax Description**

P6-2-10 SEC 2 T54N R34W PRT OF SW 1/4 COM @ SW 1/4 COR; TH N 2 DEG 15' W 1241.70' ALG W SEC LN; TH ALG S LN OF NW 1/4 OF SW 1/4; S 86 DEG 01'30E 158.19' TO POB; TH CONT S 86 DEG 01'30E 210.81'; TH S 2 DEG 15' E 219.67' PAR W SD W SEC LN; TH S 86 DEG 01'30" E 435.09'; TH S 3 DEG E 365'; TH N 86 DEG 1' 30" W 640.48';TH N 2 DEG 15' W 37.7';TH N 86 DEG 01'30" W 10'; TH ALG A LN 29.82' FROM & PAR WITH E LN OF GREEN ACRES PLAT; TH N 2 DEG 15' W 546.38' TO POB. 6.44 AC M/L

**Comments/Influences**

Class: INDUSTRIAL-IMPROVE Zoning: R-3
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #: SEC 2 T54N R34W PRT OF SW
2024 Est TCV 452,905 TCV/TFA: 37.66

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 10/06/2021 | 2021-010-221 | FOUNDATION |
| COMMERCIAL | 04/16/2016 | 2016-031-013 | COMPLETE |
| COMMERCIAL | 04/07/2016 | 2016-010-011 | FOUNDATION |
| ALTER | 08/31/2005 | 05-285 | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | 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 |

| Who | When | What |
|---|---|---|
| LP | 08/26/2003 | INSPECTED |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 6.440 | Acres | 24,913 | 100 | | 160,440 |
| | | | 6.44 Total Acres | | | | Total Est. Land Value = | 160,440 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 4896 | 97 | 14,723 |
| D/W/P: Asphalt Paving | 3.10 | 6048 | 97 | 18,187 |
| Total Estimated Land Improvements True Cash Value = | | | | 32,910 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 80,220 | 146,233 | 226,453 | | | 226,453S |
| 2023 | 72,170 | 181,932 | 254,102 | | | 236,580C |
| 2022 | 72,170 | 153,145 | 225,315 | | | 225,315S |
| 2021 | 121,100 | 73,178 | 194,278 | | | 194,278S |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 5,600
Gross Bldg Area: 12,026
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 5
Physical %Good: 86
Func. %Good : 100
Economic %Good: 90

2017 Year Built Remodeled

12 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | X | Ave. | | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 5600
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 12 Perimeter: 0
Overall Building Height: 12

Base Rate for Upper Floors = 41.60

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 41.60

Total Floor Area: 5,600 Base Cost New of Upper Floors = 232,960

Reproduction/Replacement Cost = 232,960
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/90 /77.4
Total Depreciated Cost = 180,311

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 153,986
Replacement Cost/Floor Area= 41.60 Est. TCV/Floor Area= 27.50

(1) Excavation/Site Prep:
88057 SqFt Excavation (in cubic feet)
88057 SqFt Site Prep

(2) Foundation:

| | Poured Conc. | | Brick/Stone | | Block | | Footings |
|---|---|---|---|---|---|---|---|
| X | | | | | | | |

88057 SqFt, Class C, Bearing Walls

(3) Frame:
88057 SqFt, Composite Conrete-Steel,

(4) Floor Structure:
88057 SqFt, Concrete, On Ground

(5) Floor Cover:
88057 SqFt, Asphalt Tile

(6) Ceiling:
88057 SqFt, Acoustical Ceilings, Tile

(7) Interior:
88057 SqFt, Frame, Shopping Center, Comm

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|
| | | | | | |

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

88057 SqFt, Typical, Shopping Center, Co

(9) Sprinklers:
88057 SqFt, Standard, @ 100000 SqFt

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|
| X | | | | | |

88057 SqFt, Package Heating/Cooling, Sho

(11) Electric and Lighting:
88057 SqFt, Typical, Shopping Cente

| | Outlets: | | Fixtures: |
|---|---|---|---|
| X | Few<br>Average<br>Many<br>Unfinished<br>Typical | X | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| X | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | X | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0
88057 SqFt, Steel Joists, Steel Dec

(14) Roof Cover:
88057 SqFt, Asphalt, Corrugated

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|
| | | | |

88057 SqFt, Block, Concrete, 8"

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 6,426
Gross Bldg Area: 12,026
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 2
Physical %Good: 94
Func. %Good : 50
Economic %Good: 100

2021 Year Built Remodeled

12 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | X | Ave. | | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 6426
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 12 Perimeter: 0
Overall Building Height: 12

Base Rate for Upper Floors = 40.93

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 40.93

Total Floor Area: 6,426 Base Cost New of Upper Floors = 263,016

Reproduction/Replacement Cost = 263,016
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/50 /100/47.0
Total Depreciated Cost = 123,618

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 105,569
Replacement Cost/Floor Area= 40.93 Est. TCV/Floor Area= 16.43

(1) Excavation/Site Prep:
88057 SqFt Excavation (in cubic feet)
88057 SqFt Site Prep

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

88057 SqFt, Class C, Bearing Walls

(3) Frame:
88057 SqFt, Composite Conrete-Steel,

(4) Floor Structure:
88057 SqFt, Concrete, On Ground

(5) Floor Cover:
88057 SqFt, Asphalt Tile

(6) Ceiling:
88057 SqFt, Acoustical Ceilings, Tile

(7) Interior:
88057 SqFt, Frame, Shopping Center, Comm

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

88057 SqFt, Typical, Shopping Center, Co

(9) Sprinklers:
88057 SqFt, Standard, @ 100000 SqFt

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| X | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

88057 SqFt, Package Heating/Cooling, Sho

(11) Electric and Lighting:
88057 SqFt, Typical, Shopping Cente

| | Outlets: | | Fixtures: |
|---|---|---|---|
| X | Few Average Many Unfinished Typical | X | Few Average Many Unfinished Typical |
| X | Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct | X | Incandescent Fluorescent Mercury Sodium Vapor Transformer |

(13) Roof Structure: Slope=0
88057 SqFt, Steel Joists, Steel Dec

(14) Roof Cover:
88057 SqFt, Asphalt, Corrugated

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

88057 SqFt, Block, Concrete, 8"

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47240 GREEN ACRES RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHARTER TWP OF PORTAGE<br>47240 GREEN ACRES RD<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Public Improvements

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

Taxpayer's Name/Address

PORTAGE TOWNSHIP
47240 GREEN ACRES RD
HOUGHTON MI 49931

Tax Description

P6-2-10A SEC 2 T54N R34W
PART OF THE W 1/2 OF W 1/2 OF SW 1/4 SEC2 T54N R34W D/F, COM AT THE NW COR OF GREEN ACRES PLAT, GO S 86 DEG-01'-30" E 33.19', TH N 2 DEG-15' W 66.39' ACROSS ASTRIP OF LAND FOR STREET R/W TO POB, TH N 2 DEG-15' W 100', TH S 86 DEG-01'-30" E 125', TH S 2 DEG-15' E 100', TH N 86 DEG-01'-30" W 125' TO POB. .28 A.

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 0.280 Acres | | 50,000 | 100 | | 14,000 |
| | | | 0.28 Total Acres | | Total Est. Land Value = | | | 14,000 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-025-00 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. |
|---|---|---|---|---|---|---|---|---|
| JOHNSON A WILLIAM & LUELLA | JOHNSON A WILLIAM TRUST | 0 | 06/06/2013 | QC | 03-ARM'S LENGTH | 2013/05582 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47402 HIGHWAY M26

**Owner's Name/Address**

CC FORD PROPERTIES LLC
47402 HWY M-26
HOUGHTON MI 49931

**Tax Description**

P6-2-10C
SEC 2 T54N R34W A PARCEL OF LAND IN THE W 1/2 OF W 1/2 OF SW 1/4 OF SEC 2 T54N R34W D/F, COM AT SW COR OF SEC 2, TH N 2 DEG 15' W ALG SEC LINE 1558.40',
TH N 89 DEG 39' E 41.39' TO POB,
WH PNT BEING ON E'LY R/W OF CO RD TH N 89 DEG 39' E 217.13',
TH N 1 DEG 21' W 275.94' TO S'LY R/W OF HWY M-26,
TH S 67 DEG 51' 30" W ALG HWY R/W 238.25' TO E'LY R/W OF CO RD,
TH S 3 DEG1' 40" E 191.45' M/L TO POB.
1.18 ACRES
AND
TH PRT OF TH SW1/4 SEC 2 D/F:
COM @ THE SW CORN OF SEC 2; TH ALG TH W LN N02*15'00"W 1563.26'; TH N89*3900"E 258.52'; TH N01*21'00"W 40.20' TO POB;
TH N01*21'00"W 238.33' TO SLY ROW M-26;
TH ALG ROW LINE N67*57'00"E 161.35';
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 322,922 TCV/TFA: 38.26

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 02/15/2023 | 2023-999-778 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/29/2008 | INSPECTED |
| LP | 09/02/2008 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY M 26 | 217.09 | 217.13 | 1.0000 | 1.0000 | 650 | 100 | | 141,106 |
| HWY M 26 | 161.35 | 229.97 | 1.0000 | 1.0000 | 650 | 0 | EFFECTIVE FOR 2024 | 0 |
| STANDARD COMMERCIAL | | | 0.043 Acres | | 50,000 | 100 | | 2,150 |
| STANDARD COMMERCIAL | | | 0.571 Acres | | 50,000 | 0 | EFFECTIVE FOR 2024 | 0 |

349 Actual Front Feet, 2.62 Total Acres Total Est. Land Value = 143,256

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 10000 | 76 | 23,560 |
| Total Estimated Land Improvements True Cash Value = | | | | 23,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 71,628 | 89,833 | 161,461 | | | 153,604C |
| 2023 | 66,158 | 80,132 | 146,290 | | | 146,290S |
| 2022 | 82,500 | 70,494 | 152,994 | | | 152,994S |
| 2021 | 82,500 | 67,028 | 149,528 | | | 149,528S |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Auto Dealerships - Complete

Class: D,Pole
Floor Area: 8,440
Gross Bldg Area: 8,440
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 47
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Wall or Floor Furnace 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 8440
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 58.28

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.60 100%
Adjusted Square Foot Cost for Upper Floors = 61.88

Total Floor Area: 8,440 Base Cost New of Upper Floors = 522,267

Reproduction/Replacement Cost = 522,267
Eff.Age:47 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 182,793

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 156,106
Replacement Cost/Floor Area= 61.88 Est. TCV/Floor Area= 18.50

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-026-00 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 |
|---|---|---|---|---|---|---|
| 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<br>47082 GREEN ACRES RD<br>HOUGHTON MI 49931 | 2024 Est TCV 650 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.05 Acres | | 13000 | 100 | | 650 |
| | | | 0.05 Total Acres | | Total Est. Land Value = | | | 650 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | 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 | 325 | 0 | 325 | | | 253C |
| 2023 | 241 | 0 | 241 | | | 241S |
| 2022 | 241 | 0 | 241 | | | 241S |
| 2021 | 300 | 0 | 300 | | | 300S |

Tax Description

P6-2-10D SEC 2 T54N R34W A PARCEL OF LAND IN W 1/2 OF W 1/2 OF SW1/4 OF SEC 2 T54N R34W D/F, COM AT NE COR OF LOT 11 OF GREEN ACRES PLAT, TH E 30', TH S 84',TH W 30', TH N 80' TO POB. .05 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-028-00 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. |
|---|---|---|---|---|---|---|---|---|
| KNIGHT JULIE M | KING PATRICK L | 160,000 | 11/18/2014 | WD | 03-ARM'S LENGTH | 2014/05986 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

GREEN ACRES RD

**Owner's Name/Address**

HEALY SHANNON L
47108 GREEN ACRES RD
HOUGHTON MI 49931

**Tax Description**

P6-2-10F
SEC 2 T54N R34W
A PARCEL OF LAND IN THE W 1/2 OF SW 1/4 OF SW 1/4 OF SEC 2 T54N R34W D/F, COM AT NE COR OF LOT 9 OF GREEN ACRES PLAT, TH E'LY 40'; TH S'LY 80', TH W'LY 40', TH N'LY 80' TO POB. .07 A.

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/06/2017

MAP #:

2024 Est TCV 949

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.07 Acres | | 13000 | 100 | | 949 |
| | | | 0.07 Total Acres | | Total Est. Land Value = | | | 949 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 475 | 0 | 475 | | | 368C |
| 2023 | 351 | 0 | 351 | | | 351S |
| 2022 | 351 | 0 | 351 | | | 351S |
| 2021 | 438 | 0 | 438 | | | 438S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-029-00 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. |
|---|---|---|---|---|---|---|---|---|
| DDR COPPER COUNTRY LLC | JOHNSON LOUELLA D REV TRUS | 165,000 | 09/12/2008 | WD | 03-ARM'S LENGTH | 2008/05488 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #: P6-2-10G

2024 Est TCV 176,199

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 07/19/2018 | 2018-010-012 | FOUNDATION |
| | | | |
| | | | |
| | | | |

Owner's Name/Address

CC FORD PROPERTIES LLC
PO BOX 485
HOUGHTON MI 49931

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Tax Description

SEC 2 T54N R34W A PARCEL OF LAND IN NW 1/4 OF SW 1/4, SEC 2, D/F, COM AT SW COR OF SEC 2, TH N 02 DEG 15' W ALONG W LINE OF SD SEC 2, 1341.70 FT TO POB, TH N 02 DEG 15' W 172.00 FT, TH N 89 DEG 30' 05" E 240.88 FT, TH S 06 DEG 49' 40" E 193.20 FT, TH N 86 DEG 01' 30" W 99.51 FT, TH N 86 DEG 01' 30" W 125.00 FT, TH N 86 DEG 01' 30"W 33.19 FT TO POB. 1.04 A.

Comments/Influences

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 179.07 | 207.56 | 1.2225 | 1.0037 | 500 | 100 | | 109,865 |
| STANDARD COMMERCIAL | | | 0.130 Acres | | 50,000 | 0 | R ROW | 0 |
| 172 Actual Front Feet, 1.00 Total Acres | | | | | | | Total Est. Land Value = | 109,865 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Crushed Rock | 2.22 | 36000 | 83 | 66,334 |
| Total Estimated Land Improvements True Cash Value = | | | | 66,334 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 54,933 | 33,167 | 88,100 | | | 85,092C |
| 2023 | 49,439 | 31,601 | 81,040 | | | 81,040S |
| 2022 | 51,181 | 32,192 | 83,373 | | | 83,373S |
| 2021 | 51,181 | 29,966 | 81,147 | | | 81,147S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-252-030-00 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

Owner's Name/Address

MOYLE THOMAS J & DENISE
PO BOX 399
HOUGHTON MI 49931

Tax Description

P6-2-10H SEC 2 & 11 T54N R34W PRT OF SW 1/4 OF SEC 2 & NW 1/4 OF SEC 11;
COM @ SE COR OF GRN AC PLAT;TH ALG S LN S 84 DEG 38' E 24.09' TO POB;
TH N 02 DEG15' W 640' ALG A LN 29.82' FROM & PAR W/E LN OF GREEN ACRES PLAT;
TH S 86 DEG 01'30" E 10';
TH N 2 DEG 15'W 42.30'
TH S 86 DEG 01'30" E 640.48';
TH S 3 DEGE 699.58';
TH N 84 DEG 38' W 662.16' TO POB.
10.315 AC M/L

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 130,335

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 10.315 | Acres | 12,635 | 100 | | 130,335 |
| | | | 10.32 | Total Acres | | Total Est. Land Value = | | 130,335 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 65,168 | 0 | 65,168 | | | 9,708C |
| 2023 | 65,168 | 0 | 65,168 | | | 9,246C |
| 2022 | 65,168 | 0 | 65,168 | | | 8,806C |
| 2021 | 72,117 | 0 | 72,117 | | | 8,525C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-001-50 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 | 12/01/1995 | WD | 03-ARM'S LENGTH | 134:131 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

616 SHELDEN AVE

Owner's Name/Address

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

Taxpayer's Name/Address

CITY OF HOUGHTON
616 SHELDEN AVE
HOUGHTON MI 49931

Tax Description

P6-3-1A SEC 3 T54N R34W PARC IN NE 1/4 OF NE 1/4; COM @ NE COR OF SEC 3; TH S 06 DEG 05'06" W ALG E LN 1235.79' TO SE COR OF NE 1/4 OF NE 1/4; TH S 88 DEG 50'41" W 580.77' TO POB; TH S 88 DEG 50'41" W 145.78'; TH N 01 DEG 09'19" W 90.28'; TH N 58 DEG 10'08" E 93.03'; TH N 78 DEG 17'29" E 66.90'; TH S 01 DEG 09'19" E 150' TO POB. CONTAINS .43 A M/L

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/21/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 0.430 | Acres | 50,000 | 100 | | 21,500 |
| | | | 0.43 | Total Acres | | Total Est. Land Value = | | 21,500 |

| 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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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings

Class: C
Floor Area: 542
Gross Bldg Area: 542
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 1.75%
Effective Age : 19
Physical %Good: 71
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Package Heating & Cooling 0%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 542
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 244.83

Adjusted Square Foot Cost for Upper Floors = 244.83

Total Floor Area: 542 Base Cost New of Upper Floors = 132,698

Reproduction/Replacement Cost = 132,698
Eff.Age:19 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
Total Depreciated Cost = 94,216

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 80,460
Replacement Cost/Floor Area= 244.83 Est. TCV/Floor Area= 148.45

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: COMMERCIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 616 SHELDEN AVE | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CITY OF HOUGHTON<br>616 SHELDEN AVE<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 39.850 | Acres | 9,023 | 100 | | 359,550 |
| | | 39.85 | Total Acres | | Total Est. Land Value = | | | 359,550 |

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Taxpayer's Name/Address |
|---|
| CITY OF HOUGHTON<br>616 SHELDEN AVE<br>HOUGHTON MI 49931 |

| Tax Description |
|---|
| P6-3-2 SEC 3 T54N R34W FRL NW 1/4 OF NE 1/4. 39.85 A. |

| Comments/Influences |
|---|

| Who | When | What |
|---|---|---|
| TA | 09/21/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-003-00 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-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47519 EDGEWOOD RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PANTANO JOSEPH A & NORA<br>47301 JANOVSKY RD<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 128,231 TCV/TFA: 196.67 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 30,116 | 64,116 | | | 20,022C |
| 2023 | 22,000 | 27,217 | 49,217 | | | 19,069C |
| 2022 | 22,000 | 23,841 | 45,841 | | | 18,161C |
| 2021 | 22,000 | 23,885 | 45,885 | | | 17,581C |

Tax Description

P6-3-3 SEC 3 T54N R34W E 1/2 OF SW 1/4 OF FRL NE 1/4. 20 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 09/11/2008 | DATA ENTER |
| TA | 09/21/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1942 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 112 S.F.
Crawl: 540 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: D
Effec. Age: 69
Floor Area: 652
Total Base New : 124,378 E.C.F.
Total Depr Cost: 61,273 X 0.983
Estimated T.C.V: 60,231

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 180 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 73
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls D Blt 1942
(11) Heating System: Forced Air w/ Ducts
Ground Area = 652 SF Floor Area = 652 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 | 540 | | | |
| 1 Story | Siding | Basement | 112 | | | |
| | | | Total: | 78,175 | 35,178 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 1,877 | |
| Water Well, 200 Feet | | | 1 | 9,791 | 4,406 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 180 | 11,554 | 5,199 | |
| Garages | | | | | | |
| Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 18,945 | 13,830 | *7 |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 1,741 | 783 | |
| | | | Totals: | 124,378 | 61,273 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 60,231

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| YALMER MATTILA CONTRACTING | MISTY BLUE PROPERTIES LLC | 30,000 | 06/02/2010 | WD | 03-ARM'S LENGTH | 2010/02886 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Class: INDUSTRIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 180,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Owner's Name/Address

MISTY BLUE PROPERTIES LLC
PO BOX 43
PAINESDALE MI 49955

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 20.000 Acres | | 9,000 | 100 | | 180,000 |
| | | | 20.00 Total Acres | | Total Est. Land Value = | | | 180,000 |

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-3-4 SEC 3 T54N R34W W 1/2 OF SW 1/4 OF FRL NE 1/4. 20 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 90,000 | 0 | 90,000 | | | 16,606C |
| 2023 | 90,000 | 0 | 90,000 | | | 15,816C |
| 2022 | 90,000 | 0 | 90,000 | | | 15,063C |
| 2021 | 22,000 | 0 | 22,000 | | | 14,582C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

HOUGHTON CO RD COMMISSION
PO BOX 269
HANCOCK MI 49930

Taxpayer's Name/Address

HOUGHTON CO RD COMMISSIONERS
PO BOX 269
HANCOCK MI 49930

Tax Description

P6-3-5 SEC 3 T54N R34W SE 1/4 OF FRL NE 1/4. 40 A.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 40.00 Acres | | | 0 | 100 | | 0 |
| | | 40.00 Total Acres | | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47990 OLD MILL HILL RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MILLER JOSEPH E & LINDA S<br>47990 OLD MILL HILL RD<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 272,299 TCV/TFA: 156.85 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 9.50 Acres | | 4500 | 100 | | 42,750 |
| | | | 9.50 Total Acres | | | | Total Est. Land Value = | 42,750 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Metal Prefab | 17.26 | 130 | 46 | 1,032 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,032 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-3-6 SEC 3 T54N R34W ALL THAT PART OF NW 1/4 OF NW 1/4 OF SEC 3, LYING E OF CO RD A64, AKA OLD MILL ROAD, AS PRESENTLY LOCATED, EXCEPT FOR THE S 1,005'. 9.5 A M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 08/06/2009 | DATA ENTER |
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,375 | 114,775 | 136,150 | | | 77,383C |
| 2023 | 15,200 | 104,701 | 119,901 | | | 73,699C |
| 2022 | 15,200 | 91,740 | 106,940 | | | 70,190C |
| 2021 | 12,825 | 91,881 | 104,706 | | | 67,948C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 5 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Laminate

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 868 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | 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 |
| X | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |
| 1 | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | 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 |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 1,736
Total Base New : 287,001 E.C.F.
Total Depr Cost: 232,469 X 0.983
Estimated T.C.V: 228,517

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 12 | CPP |
| 186 | CPP |
| 328 | Treated Wood |

**(17) Garage**

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: 816
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 Cls C Blt 1992
(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = 868 SF Floor Area = 1736 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 | 868 | | |
| | | | Total: | 229,391 | 185,807 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,029 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,683 |
| Extra Toilet | | | 1 | 1,491 | 1,208 |
| Extra Sink | | | 1 | 929 | 752 |
| Separate Shower | | | 1 | 1,331 | 1,078 |
| Vent Fan | | | 1 | 247 | 200 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 |
| Porches | | | | | |
| CPP | | | 186 | 3,337 | 2,703 |
| CPP | | | 12 | 328 | 266 |
| Deck | | | | | |
| Treated Wood | | | 328 | 5,609 | 4,543 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 816 | 30,918 | 25,044 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,129 |
| Door Opener | | | 1 | 535 | 433 |
| Built-Ins | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-006-10 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47920 OLD MILL HILL RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BELMAS BONNIE<br>47920 OLD MILL HILL RD<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 229,050 TCV/TFA: 106.44 | | | | | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Taxpayer's Name/Address

BELMAS BONNIE
47920 OLD MILL HILL RD
ATLANTIC MINE MI 49905

Tax Description

P6-3-6B SEC 3 T54N R34W N 275' OF S 1005' OF NW 1/4 OF NW 1/4 LYING E OF CO RD A64 6.34 A. M/L 167/1276

Comments/Influences

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| LP | 07/09/2009 | DATA ENTER |
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 6.340 Acres | | 5,630 | 100 | | 35,695 |
| | | | 6.34 Total Acres | | Total Est. Land Value = | | | 35,695 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,549 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,848 | 96,677 | 114,525 | | | 56,310C |
| 2023 | 13,505 | 88,508 | 102,013 | | | 53,629C |
| 2022 | 13,505 | 78,896 | 92,401 | | | 51,076C |
| 2021 | 12,800 | 78,905 | 91,705 | | | 49,445C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: BI-LEVEL

| Yr Built | Remodeled |
|---|---|
| 1981 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other: Tile
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | Separate Shower |
| 2 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(15) Fireplaces**

| | |
|---|---|
| 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 |

Class: C
Effec. Age: 36
Floor Area: 2,152
Total Base New : 299,673 E.C.F.
Total Depr Cost: 192,072 X 0.983
Estimated T.C.V: 188,806

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | CPP |
| 198 | Treated Wood |

**(17) Garage**

Year Built: 1981
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C Blt 1981
(11) Heating System: Electric Baseboard
Ground Area = 1412 SF Floor Area = 2152 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 | 672 | | | |
| Bi-Level | Siding | Bi-Lev.100% | 740 | | | |
| | | | Total: | 224,996 | 143,998 | |
| 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 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,683 | |
| Porches | | | | | | |
| CPP | | | 32 | 860 | 550 | |
| Deck | | | | | | |
| Treated Wood | | | 198 | 4,019 | 2,853 | *7 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 672 | 27,075 | 17,328 | |
| Common Wall: 2 Wall | | | 1 | -5,257 | -3,364 | |
| Door Opener | | | 2 | 1,070 | 685 | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 440 | 18,066 | 11,562 | |
| Built-Ins | | | | | | |
| Sauna | | | 1 | 6,499 | 4,159 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-006-20 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 |
|---|---|---|---|---|---|---|
| 47920 OLD MILL HILL RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BELMAS BONNIE<br>47920 OLD MILL HILL RD<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 33,605 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 7 ACRE | | | 6.11 Acres | | 5500 | 100 | | 33,605 |
| | | | 6.11 Total Acres | | Total Est. Land Value = | | | 33,605 |

Public Improvements

- 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

Tax Description

P6-3-6C SEC 3 T54N R34W N 365' OF S 730' OF NW 1/4 OF NW 1/4 LYING E OF CO RD A64 6.11 A. M/L 167/1276

Comments/Influences

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,803 | 0 | 16,803 | | | 5,992C |
| 2023 | 12,220 | 0 | 12,220 | | | 5,707C |
| 2022 | 12,220 | 0 | 12,220 | | | 5,436C |
| 2021 | 9,624 | 0 | 9,624 | | | 5,263C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-006-30 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. |
|---|---|---|---|---|---|---|---|---|
| YALMER MATTILA CONTRACTING | UP JANITORIAL SERVICE INC | 30,000 | 11/03/2009 | WD | 03-ARM'S LENGTH | 2009/06766 | DEED | 100.0 |
| | | 10,000 | 04/01/1996 | WD | 03-ARM'S LENGTH | 134:761 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

UP JANITORIAL SERVICES INC
1212 MEMORIAL DR
HOUGHTON MI 49931

Tax Description

P6-3-6D SEC 3 T54N R34W S 365' OF NW 1/4 OF NW 1/4 10 A M/L.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 45,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 10.00 Acres | | 4500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 45,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 0 | 22,500 | | | 12,364C |
| 2023 | 16,000 | 0 | 16,000 | | | 11,776C |
| 2022 | 16,000 | 0 | 16,000 | | | 11,216C |
| 2021 | 13,500 | 0 | 13,500 | | | 10,858C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-006-50 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. |
|---|---|---|---|---|---|---|---|---|
| STERNHAGEN DAN D & JO ANNE | ST MARTIN CHRISTOPHER & JU | 200,000 | 10/02/2009 | WD | 03-ARM'S LENGTH | 2009/06338 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

SPRING BROOK RD

Owner's Name/Address

ST MARTIN CHRISTOPHER & JULIA
17941 SPRINGBROOK RD
ATLANTIC MINE MI 49905

Tax Description

P6-3-6E SEC 3 T54N R34W A PAR OF LAND IN NW 1/4 OF NW 1/4 OF SEC3 D/F, COM AT SEC COR COMMON TO SEC 33, 34, 3 & 4, TH S 0 DEG 14' 14" W 483.81' ALONG SEC LINE TO POB, TH S 0 DEG 14' 14" W 440', TH N 23 DEG 17' 10" E 440.10', TH N 78 DEG 11' 26" W 175.10' TO POB. 1.05 A

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 13,500

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.050 | Acres | 12,857 | 100 | | 13,500 |
| | | | 1.05 | Total Acres | | Total Est. Land Value = | | 13,500 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,750 | 0 | 6,750 | | | 5,300C |
| 2023 | 5,048 | 0 | 5,048 | | | 5,048S |
| 2022 | 5,048 | 0 | 5,048 | | | 5,048S |
| 2021 | 6,150 | 0 | 6,150 | | | 4,943C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 47969 OLD MILL HILL RD |

| Owner's Name/Address |
|---|
| NIEMI ANNE K<br>HEIDI & ANDREW; LB<br>47969 OLD MILL HILL RD<br>ATLANTIC MINE MI 49905 |

| Tax Description |
|---|
| P6-3-6A SEC 3 T54N R34W PART OF NW 1/4 OF NW 1/4 D/F, COM AT CORS COMMON TO SECS 33 34, 3 & 4, BEING NW COR OF NW 1/4 OF NW 1/4 SEC 3 POB, THS 0 DEG 14' 14" W 416.41', TH S 78 DEG 11' 26" E 202.03' TO W CO RD R/W, TH N 23 DEG 17' 10" E 497.83' ALONG SD R/W TO N LINE OF NW 1/4 OF NW 1/4, TH N 89 DEG 55' 46" W 392.83' TO POB. 2.84 A. |

| Comments/Influences |
|---|
| |

| Class: RESIDENTIAL-IMPROV | Zoning: |
|---|---|
| School: HOUGHTON-PORTAGE TWP SCHOOLS | |
| P.R.E. 100% 05/19/1994 | |
| MAP #: | |
| 2024 Est TCV 170,885 TCV/TFA: 103.76 | |

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/09/2009 | DATA ENTER |
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.840 Acres | | 8,282 | 100 | | 23,520 |
| | | | 2.84 Total Acres | | Total Est. Land Value = | | | 23,520 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,760 | 73,683 | 85,443 | | | 33,055C |
| 2023 | 7,460 | 67,416 | 74,876 | | | 31,481C |
| 2022 | 7,460 | 64,239 | 71,699 | | | 29,982C |
| 2021 | 10,340 | 64,363 | 74,703 | | | 29,025C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1042 S.F.
Crawl: 0 S.F.
Slab: 156 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 50 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |

Class: CD
Effec. Age: 36
Floor Area: 1,647
Total Base New : 234,242 E.C.F.
Total Depr Cost: 149,914 X 0.983
Estimated T.C.V: 147,365

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 52 | WGEP (1 Story) |
| 288 | Treated Wood |

**(17) Garage**

Year Built: 1980
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: 529
% Good: 0
Storage Area: 250
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1198 SF Floor Area = 1647 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 | 754 | | |
| 1.25 Story | Siding | Basement | 288 | | |
| 1 Story | Siding | Slab | 156 | | |
| | | | Total: | 180,564 | 115,561 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 50 | 1,636 | 1,047 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,626 |
| Ceramic Tub Alcove | | | 1 | 670 | 429 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,850 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,619 |
| Porches | | | | | |
| WGEP (1 Story) | | | 52 | 5,563 | 3,560 |
| Deck | | | | | |
| Treated Wood | | | 288 | 5,034 | 3,222 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 529 | 22,927 | 14,673 |
| Storage Over Garage | | | 250 | 3,363 | 2,152 |
| Common Wall: 1/2 Wall | | | 1 | -1,314 | -841 |
| Door Opener | | | 2 | 1,070 | 685 |
| Built-Ins | | | | | |
| Sauna | | | 1 | 5,205 | 3,331 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-008-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

SEDERHOLM JOHN L & JEAN
PO BOX 36
ATLANTIC MINE MI 49905

Tax Description

P6-3-7 SEC 3 T54N R34W SW 1/4 OF FRL NW 1/4. EXC THE N 450' THEREOF. 26.4 A M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 13,440

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 26.400 | Acres | 509 | 100 | | 13,440 |
| | | | 26.40 | Total Acres | Total Est. Land Value = | | | 13,440 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,720 | 0 | 6,720 | | | 6,182C |
| 2023 | 16,236 | 0 | 16,236 | | | 5,888C |
| 2022 | 16,236 | 0 | 16,236 | | | 5,608C |
| 2021 | 16,776 | 0 | 16,776 | | | 5,429C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-008-25 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 | 10/01/1995 | WD | 03-ARM'S LENGTH | 133:201 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

OLD MILL HILL RD

Owner's Name/Address

HOLOMBO BRIAN D & BOBBIE JO
47722 OLD MILL HILL RD
ATLANTIC MINE MI 49905

Tax Description

P6-3-7A SEC 3 T54N R34W N 450' OF SW 1/4 OF NW 1/4 EXC THE N 114.43'. 10.2 A

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 43,350

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/10/2009 | DATA ENTER |
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 11 ACRE | | | 10.20 Acres | | 4250 | 100 | | 43,350 |
| | | | 10.20 Total Acres | | Total Est. Land Value = | | | 43,350 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,675 | 0 | 21,675 | | | 7,224C |
| 2023 | 16,065 | 0 | 16,065 | | | 6,880C |
| 2022 | 16,065 | 0 | 16,065 | | | 6,553C |
| 2021 | 13,260 | 0 | 13,260 | | | 6,344C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-008-30 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. |
|---|---|---|---|---|---|---|---|---|
| | | 5,000 | 01/01/1753 | WD | 03-ARM'S LENGTH | 135:855 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 47750 OLD MILL HILL RD |

| Owner's Name/Address |
|---|
| RAJALA ADAM HUNTER & ARIANNA S<br>47750 OLD MILL HILL RD<br>ATLANTIC MINE MI 49905 |

| Tax Description |
|---|
| P6-3-7A1 SEC 3 T54N R34W<br>N 114.43' OF N 450' OF SW 1/4 OF NW 1/4.3.4 A M/L |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/01/2022

MAP #:

2024 Est TCV 216,290 TCV/TFA: 154.94

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 04/28/2009 | DATA ENTER |
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 3.400 Acres | | 7,529 | 100 | | 25,600 |
| | | | 3.40 Total Acres | | Total Est. Land Value = | | | 25,600 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,800 | 95,345 | 108,145 | | | 85,505C |
| 2023 | 11,100 | 86,983 | 98,083 | | | 81,434C |
| 2022 | 11,100 | 76,200 | 87,300 | | | 61,700C |
| 2021 | 10,700 | 76,479 | 87,179 | | | 59,729C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1996 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 870 S.F.
Crawl: 0 S.F.
Slab: 91 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| X | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 21
Floor Area: 1,396
Total Base New : 245,552 E.C.F.
Total Depr Cost: 193,988 X 0.983
Estimated T.C.V: 190,690

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | Treated Wood |
| 28 | Treated Wood |

**(17) Garage**

Year Built: 1996
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: 0
Storage Area: 432
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 320
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1996
(11) Heating System: Forced Hot Water, Wood Furnace Add-On
Ground Area = 961 SF Floor Area = 1396 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 870 | | |
| 1 Story | Siding | Slab | 91 | | |
| | | | Total: | 183,636 | 145,074 |
| 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 |
| Deck | | | | | |
| Treated Wood | | | 96 | 2,452 | 1,937 |
| Treated Wood | | | 28 | 1,256 | 992 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 864 | 32,296 | 25,514 |
| Storage Over Garage | | | 432 | 5,810 | 4,590 |
| Door Opener | | | 1 | 535 | 423 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,973 |
| Carports | | | | | |
| Comp.Shingle | | | 320 | 5,133 | 4,055 |
| | | | Totals: | 245,552 | 193,988 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 190,690

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 150,000 | 10/01/2003 | WD | 03-ARM'S LENGTH | 162:864 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47301 JANOVSKY RD

**Owner's Name/Address**

NETTELL LINDSAY & DARCY
47301 JANOVSKY RD
ATLANTIC MINE MI 49905

**Taxpayer's Name/Address**

NETTELL LINDSAY & DARCY
47301 JANOVSKY RD
ATLANTIC MINE MI 49905

**Tax Description**

P6-3-9 SEC 3 T54N R34W NE 1/4 OF SW 1/4

EX COM AT THE SE CORN OF THE NE OF SW
TH N89*32'32"E 569.75';
TH N00*41'20"E 29.18';
TH N04*53'19"E 354.03';
TH N89*32'32"W 569.93';
TH S04*33'49"W 383.14 MOL TO THE POB
SPILT INTO 010-253-010-50 FOR 2020 ROLL

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 01/15/2002
MAP #:
2024 Est TCV 362,555 TCV/TFA: 87.40

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/17/2023 | 2023-031-284 | FOUNDATION |
| OTHER | 08/08/2023 | 2023-999-448 | FOUNDATION |
| GARAGE | 08/27/2013 | 13-182 | COMPLETE |
| DEMOLISH | 08/15/2013 | 13-163 | COMPLETE |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 30.580 Acres | | 2,654 | 100 | | 81,174 |
| | | | 30.58 Total Acres | | Total Est. Land Value = | | | 81,174 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,549 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,587 | 140,691 | 181,278 | | | 125,360C |
| 2023 | 30,464 | 131,284 | 161,748 | | | 119,391C |
| 2022 | 30,464 | 107,778 | 138,242 | | | 113,706C |
| 2021 | 30,511 | 104,792 | 135,303 | | | 110,074C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1905 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 857 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 37
Floor Area: 1,588
Total Base New : 271,274 E.C.F.
Total Depr Cost: 170,902 X 0.983
Estimated T.C.V: 167,997

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | WGEP (1 Story) |
| 120 | Treated Wood |

**(17) Garage**

Year Built: 2013
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: 1800
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1905
(11) Heating System: Forced Air w/ Ducts
Ground Area = 857 SF Floor Area = 1588 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 | Basement | 713 | | |
| 1 Story | Siding | Basement | 144 | | |
| 0.5 Story | Siding | Overhang | 36 | | |
| | | | Total: | 195,707 | 123,296 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,999 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,656 |
| Porches | | | | | |
| WGEP (1 Story) | | | 72 | 7,559 | 4,762 |
| Deck | | | | | |
| Treated Wood | | | 120 | 2,884 | 1,817 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 674 |
| Base Cost | | | 1800 | 56,664 | 35,698 |
| | | | Totals: | 271,274 | 170,902 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 167,997

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: D,Pole
Floor Area: 2,560
Gross Bldg Area: 2,560
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 12
Physical %Good: 61
Func. %Good : 100
Economic %Good: 100

2003 Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2560
Ave. Perimeter: 224
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 14 Perimeter: 224

Base Rate for Upper Floors = 65.24

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.66 100%
Adjusted Square Foot Cost for Upper Floors = 70.90

Total Floor Area: 2,560 Base Cost New of Upper Floors = 181,504

Reproduction/Replacement Cost = 181,504
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
Total Depreciated Cost = 110,717

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 108,835
Replacement Cost/Floor Area= 70.90 Est. TCV/Floor Area= 42.51

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-010-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47278 SNOWMOBILE CLUB RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 05/01/2019 | 2019-010-002 | FOUNDATION |
| | P.R.E. 100% 03/20/2023 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| NETTELL LONDYN W<br>47278 SNOWMOBILE CLUB RD<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 296,049 TCV/TFA: 192.24 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 4.800 Acres | | 6,167 | 100 | | 29,600 |
| | | | 4.80 Total Acres | | Total Est. Land Value = | | | 29,600 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 94 | 3,091 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,091 |

Public Improvements

- 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

Tax Description

P6-3-9 SEC 3 T54N R34W PART OF TH NE 1/4 OF SW 1/4 D/F, COM AT THE SW CORNER OF THE NE1/4 OF THE SW 1/4;
TH N87*31'38"E 570.75';
TH N04*53'19"E 354.03';
TH N89*32'32"W 569.93';
TH S04*33'49"W 383.14 MOL TO THE POB
SPILT FROM 010-253-010-00 FOR 2020 ROLL

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,800 | 133,225 | 148,025 | | | 112,445C |
| 2023 | 12,400 | 121,328 | 133,728 | 133,728J | | 107,091C |
| 2022 | 12,400 | 106,326 | 118,726 | 118,726J | | 101,991C |
| 2021 | 11,400 | 96,088 | 107,488 | 107,488J | | 87,985C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2019 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1540 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| 1 | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| X | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| X | Central Air |
| X | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 3
Floor Area: 1,540
Total Base New : 276,198 E.C.F.
Total Depr Cost: 267,913 X 0.983
Estimated T.C.V: 263,358

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | CCP (1 Story) |

**(17) Garage**

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: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2019
(11) Heating System: Radiant (in-floor), Wood Furnace Add-On
Ground Area = 1540 SF Floor Area = 1540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,540 | | |
| | | | Total: | 224,556 | 217,819 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,775 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,411 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,618 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,199 |
| Porches | | | | | |
| CCP (1 Story) | | | 64 | 1,845 | 1,790 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 27,075 | 26,263 |
| Door Opener | | | 2 | 1,070 | 1,038 |
| | | | Totals: | 276,198 | 267,913 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 263,358

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-011-00 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. |
|---|---|---|---|---|---|---|---|---|
| MARTTILA CLARENCE A & JOAN | MARTILLA CLARENCE & JOANNE | 1 | 05/21/2013 | QC | 09-FAMILY | 2013/03031 | DEED | 0.0 |
| | | 7,000 | 04/01/2002 | WD | 03-ARM'S LENGTH | 157:667 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

SNOWMOBILE CLUB RD

Owner's Name/Address

MARTTILA JONATHAN
47137 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-9A SEC 3 T54N R34W
PART OF THE NE 1/4 OF SW 1/4 & THE SE 1/4 OF SW 1/4 D/F,
COM AT NW COR OF NE 1/4 OF SW 1/4, TH S 1193.5' TO POB, TH S 450.5', TH E 200', TH N 73 DEG 22' 30" E 413.2', TH N 0 DEG 24'20" E 382'; TH S 87 DEG 26'46" W 570.65' TO POB. 5.59 A

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/17/1994

MAP #:

2024 Est TCV 32,508

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 5.590 | Acres | 5,815 | 100 | | 32,508 |
| | | | 5.59 | Total Acres | | Total Est. Land Value = | | 32,508 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,254 | 0 | 16,254 | | | 5,565C |
| 2023 | 12,943 | 0 | 12,943 | | | 5,300C |
| 2022 | 12,943 | 0 | 12,943 | | | 5,048C |
| 2021 | 12,073 | 0 | 12,073 | | | 4,887C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-012-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47350 SNOWMOBILE CLUB RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RANGE SNO-MOBILE CLUB<br>PO BOX 84<br>47350 SNOWMOBILE CLUB RD<br>SOUTH RANGE MI 49963 | 2024 Est TCV 406,425 TCV/TFA: 99.39 | | | | | |

Tax Description

P6-3-10 SEC 3 T54N R34W NW 1/4 OF SW 1/4. 40 A.

Comments/Influences

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 40.000 | Acres | 9,000 | 100 | | 360,000 |
| | | | 40.00 | Total Acres | | | Total Est. Land Value = | 360,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 29.53 | 96 | 84 | 2,381 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,381 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 180,000 | 23,213 | 203,213 | | | 26,794C |
| 2023 | 160,000 | 20,728 | 180,728 | 180,728M | | 25,519C |
| 2022 | 38,000 | 18,264 | 56,264 | | | 24,304C |
| 2021 | 38,800 | 17,934 | 56,734 | | | 23,528C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Clubhouses

Class: D
Floor Area: 2,589
Gross Bldg Area: 4,089
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 35
Physical %Good: 35
Func. %Good : 100
Economic %Good: 50

1978 Year Built Remodeled

10 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 2589
Ave. Perimeter: 192
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 192
Overall Building Height: 10

Base Rate for Upper Floors = 80.23

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.25 100%
Adjusted Square Foot Cost for Upper Floors = 84.48

Total Floor Area: 2,589 Base Cost New of Upper Floors = 218,718

Reproduction/Replacement Cost = 218,718
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/50 /17.5
Total Depreciated Cost = 38,276

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 32,687
Replacement Cost/Floor Area= 84.48 Est. TCV/Floor Area= 12.63

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings |
|---|---|

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |
|---|---|---|---|

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
Floor Area: 1,500
Gross Bldg Area: 4,089
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 16
Physical %Good: 52
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1500
Ave. Perimeter: 160
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 160

Base Rate for Upper Floors = 17.05

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 17.05

Total Floor Area: 1,500 Base Cost New of Upper Floors = 25,575

Reproduction/Replacement Cost = 25,575
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0
Total Depreciated Cost = 13,299

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 11,357
Replacement Cost/Floor Area= 17.05 Est. TCV/Floor Area= 7.57

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47153 SNOWMOBILE CLUB RD

**Owner's Name/Address**

MANDERFIELD MICHAEL T
47153 SNOWMOBILE CLUB RD
ATLANTIC MINE MI 49905

**Tax Description**

P6-3-11 SEC 3 T54N R34W SW 1/4 OF SW 1/4 OF SEC 3 T54N R34W
EXC COM AT NW COR OF SW 1/4 OF SW 1/4, TH E'LY ALONG N BDRY OF SW 1/4 OF SW 1/4 1320',TH S'LY ALONG E BDRY OF SW 1/4 OF SW 1/4 50', TH IN A STRAIGHT LINE SW'LY TO A POINT ON W BDRY OF SD SW 1/4 OF SW 1/4 90' S OF POB,
TH N'LY ON SD W BDRY OFSW 1/4 OF SW 1/4 TO POB (P6-3-11A)
ALSO EXC:STRIP 7'IN WIDTH OFF OF E SIDE OF SDSW 1/4 OF SW 1/4 FOR R/W. ALSO EXC P6-3-11C, P6-3-11D, P6-3-11B, P6-3-11E P6-3-12, P6-3-12A & P6-3-13. 26 A M/L

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/19/1994
MAP #:
2024 Est TCV 481,886 TCV/TFA: 190.02

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 10/31/2005 | 05-379 | FOUNDATION |
| HOUSE | 07/31/1992 | 92-310 | FOUNDATION |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 138.00 | 1300.00 | 1.0000 | 2.9439 | 98 | 100 | | 39,814 |
| RATE 1 | | | | 21.882 Acres | 3,228 | 100 | | 70,635 |
| 138 Actual Front Feet, 26.00 Total Acres | | | | | | | Total Est. Land Value = | 110,449 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 3.5 Concrete | 6.44 | 220 | 84 | 1,190 |
| D/W/P: 5in Ren. Conc. | 8.75 | 1600 | 84 | 11,760 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,950 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 55,225 | 185,718 | 240,943 | | | 111,795C |
| 2023 | 41,005 | 169,636 | 210,641 | | | 106,472C |
| 2022 | 40,192 | 148,764 | 188,956 | | | 101,402C |
| 2021 | 40,395 | 148,635 | 189,030 | | | 98,163C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1992 2005 | 1993 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1384 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 19
Floor Area: 2,536
Total Base New : 450,234 E.C.F.
Total Depr Cost: 364,687 X 0.983
Estimated T.C.V: 358,487

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | WGEP (1 Story) |
| 24 | CPP |
| 360 | Treated Wood |

**(17) Garage**

Year Built: 1991
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: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1992
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1384 SF Floor Area = 2536 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 | 1,152 | | |
| 1 Story | Siding | Basement | 232 | | |
| | | | Total: | 288,876 | 233,989 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,464 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 |
| Porches | | | | | |
| WGEP (1 Story) | | | 64 | 7,017 | 5,684 |
| CPP | | | 24 | 656 | 531 |
| Deck | | | | | |
| Treated Wood | | | 360 | 5,962 | 4,829 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 832 | 38,072 | 30,838 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,129 |
| Door Opener | | | 2 | 1,070 | 867 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 1 | 535 | 433 |
| Base Cost | | | 1792 | 56,412 | 45,694 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 1 | 535 | 433 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-013-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 71,500 | 06/01/1995 | WD | 03-ARM'S LENGTH | 131:227 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47061 HIGHWAY M26

**Owner's Name/Address**

MANDERFIELD NICHOLAS
PO BOX 546
HOUGHTON MI 49931

**Tax Description**

P6-3-11E SEC 3 T54N & R34W PART OF SW 1/4 OF SW 1/4; COM @ SW COR OF SEC 3; TH ALG S SEC LN S 87 DEG 10' 41" E 795.22'; TH N 02 DEG 49'19" E 37.46' TO POB ON N ROW OF HWY M-26 (50' FROM C/L);
TH N 02 DEG 49'19" E 319.27";
TH S 87 DEG 10'41" E 155.86";
TH S 02 DEG 49'19" W 239.70'; T
H ALG ROW LN SW'LY 175' ALG ARC OF 5829.58' RADIUS CURVE TO LFT WH CHORD BEARS S 65 DEG 46'52" W 174.99' TO POB.
1.14 A M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 07/07/2022
MAP #:
2024 Est TCV 230,096 TCV/TFA: 199.74

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 162.13 | 301.00 | 1.2533 | 1.0417 | 500 | 100 | | 105,838 |
| 156 Actual Front Feet, 1.14 Total Acres | | | | | | | Total Est. Land Value = | 105,838 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2400 | 64 | 4,669 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,669 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 52,919 | 62,129 | 115,048 | | | 91,535C |
| 2023 | 47,627 | 57,011 | 104,638 | | | 87,177C |
| 2022 | 47,627 | 35,399 | 83,026 | | 83,026A | 83,026S |
| 2021 | 47,627 | 33,763 | 81,390 | | | 57,234C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 MODULAR | 2022 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1152 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 1,152
Total Base New : 206,194 E.C.F.
Total Depr Cost: 121,657 X 0.983
Estimated T.C.V: 119,589

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 25 | CPP |

**(17) Garage**

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 0
(11) Heating System: Forced Hot Water
Ground Area = 1152 SF Floor Area = 1152 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 | 1,152 | | |
| | | | Total: | 172,671 | 101,878 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 2,683 |
| Porches | | | | | |
| CPP | | | 25 | 704 | 415 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 14,324 |
| Door Opener | | | 2 | 1,070 | 631 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 863 |
| Public Sewer | | | 1 | 1,462 | 863 |
| | | | Totals: | 206,194 | 121,657 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 119,589

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47350 SNOWMOBILE CLUB RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RANGE SNO-MOBILE CLUB<br>PO BOX 84<br>47350 SNOWMOBILE CLUB RD<br>SOUTH RANGE MI 49963 | 2024 Est TCV 21,400 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.280 Acres | | 9,386 | 100 | | 21,400 |
| | | | 2.28 Total Acres | | | Total Est. Land Value = | | 21,400 |

Taxpayer's Name/Address

RANGE SNO-MOBILE CLUB
PO BOX 84
47350 SNOWMOBILE CLUB RD
SOUTH RANGE MI 49963

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Tax Description

P6-3-11A SEC 3 T54N R34W PART OF THE SW 1/4 OF SW 1/4 SEC 3 T54N R34W D/F, COM AT THE NW COR OF SW 1/4 OF SW 1/4 OF SEC 3, TH E'LY ALONG THE N BDRY OF SW 1/4 OF SW 1/4 1307.50', TH S'LY ALONG E BDRY OF SW 1/4 OF SW 1/4 50', TH N 88 DEG 37' W 1313.70' TO A POINT ON THE W BDRY OF SAID SW 1/4 OF SW1/4 90' S OF POB, TH N'LY ON SAID W BDRYOF SW 1/4 OF SW 1/4 90' TO POB. 2.28 A.

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 |
|---|---|---|---|---|---|---|
| 2024 | 10,700 | 0 | 10,700 | | | 1,726C |
| 2023 | 4,168 | 0 | 4,168 | | | 1,644C |
| 2022 | 4,168 | 0 | 4,168 | | | 1,566C |
| 2021 | 9,560 | 0 | 9,560 | | | 1,516C |

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| KARPPINEN PAUL M | THERRIAN STEVEN & JAMIE | 186,000 | 05/25/2011 | WD | 19-MULTI PARCEL ARM'S LEN | 2011/02581 | DEED | 100.0 |
| | | 1 | 06/01/2002 | WD | 03-ARM'S LENGTH | 163:922 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47082 HIGHWAY M26

Owner's Name/Address

THERRIAN STEVEN & JAMIE L
47082 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-11B SEC 3 T54N R34W PART OF THE SW 1/4 OF SW 1/4, SEC 3 T54NR34W D/F, COM AT THE SE COR OF THE SW 1/4 OF SW 1/4,;TH N 4 DEG-27'-30" E 96.20' ALONG THE E LINE OF THE SW 1/4 OF SW 1/4 TO THE M-26 RD R/W, TH S 65 DEG-34' W 209.60' ALONG THE R/W TO THE S LINE OF THE SW 1/4 OF SW 1/4 TH S 87 DEG-07'-30" E 183.60' ALONG THE S LINE TO POB. .20 A.
PARCELS 010-253-015-00 AND 010-260-025-26 COMBINED INTO 010-260-202-00 FOR 2024

Comments/Influences

Class: RESIDENTIAL-COMMON Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/25/2011
MAP #:
2024 Est TCV 0 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 06/23/2020 | 2020-031-106 | FOUNDATION |
| GARAGE | 06/28/2011 | 11-114 | COMPLETE |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 0.600 Acres | | 13,000 | 0 | 010-260-202-00 | 0 |
| | | | 0.60 Total Acres | | Total Est. Land Value = | | | 0 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 4560 | 0 | 0 |
| D/W/P: 5in Ren. Conc. | 8.75 | 1560 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 0 | 0 | 0 | | | 0 |
| 2023 | 2,885 | 87,047 | 89,932 | | | 65,504C |
| 2022 | 2,885 | 75,498 | 78,383 | | | 62,385C |
| 2021 | 3,600 | 75,259 | 78,859 | | | 60,393C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1996 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 5 | Basement |
| | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1296 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. | | |
| | | | Coal | | 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 | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 31
Floor Area: 1,296
Total Base New : 240,519 E.C.F.
Total Depr Cost: 0 X 0.983
Estimated T.C.V: 0

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 208 | Treated Wood |
| 144 | Treated Wood |

**(17) Garage**

Year Built: 2011
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: 812
% Good: 0
Storage Area: 600
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1996
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/0/100/0
Functional Depreciation because of: SEE 010-260-202-00
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,296 | | |
| | | | Total: | 175,283 | 0 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 0 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 0 |
| Water Well, 50 Feet | | | 1 | 2,629 | 0 |
| Deck | | | | | |
| Treated Wood | | | 208 | 4,158 | 0 |
| Treated Wood | | | 144 | 3,267 | 0 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 812 | 37,360 | 0 |
| Storage Over Garage | | | 600 | 8,070 | 0 |
| Common Wall: 1 Wall | | | 1 | -2,628 | 0 |
| Door Opener | | | 1 | 535 | 0 |
| Fireplaces | | | | | |
| Prefab 1 Story | | | 1 | 2,537 | 0 |
| | | | Totals: | 240,519 | 0 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 0

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-016-00 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. |
|---|---|---|---|---|---|---|---|---|
| SUPERIOR NATIONAL BANK | HOUGHTON LAND LLC | 95,400 | 07/15/2014 | CD | 33-TO BE DETERMINED | 2014/03538 | DEED | 100.0 |
| POYNTER JACK F & CHERYL | SUPERIOR NATIONAL BANK | 0 | 05/08/2013 | SD | 10-FORECLOSURE | 2013/02844 | DEED | 100.0 |
| | | 101,200 | 08/01/1996 | WD | 03-ARM'S LENGTH | 136:407 | DEED | 0.0 |
| | | | | | | | | |

Property Address

18006 ERICKSON DR

Owner's Name/Address

HOUGHTON LAND LLC
500 S CARPENTER AVE
KINGSFORD MI 49802

Tax Description

P6-3-11C SEC 3 T54N R34W PART OF SW 1/4 OF SW 1/4 OF SEC 3 T54N R34W D/F, COM AT SW COR OF SEC 3, TH S 87 DEG 07' 30" E 208.7' TO POB,
TH S 87 DEG 07' 30" E 55',
TH N 02 DEG 44' 30" E 1041.43',
TH S 88 DEG 46' 40" W 192.46',
TH S 6 DEG 41' 50" W 814.04',
TH S 87 DEG 06' 20" E 193.25',
TH S 02 DEG 44' 30" W 215.36' TO POB.
4.34 ACRES EXC 010-253-016-50

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 951,861 TCV/TFA: 47.59

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 09/21/2016 | 2016-031-232 | FOUNDATION |
| DEMOLISH | 08/12/2016 | 2016-031-171 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY M 26 | 200.00 | 400.00 | 1.0000 | 1.0000 | 650 | 100 | | 130,000 |
| HWY N END | 278.00 | 400.00 | 0.9564 | 1.0718 | 500 | 100 | | 142,487 |
| 478 Actual Front Feet, 4.39 Total Acres | | | | | | | Total Est. Land Value = | 272,487 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 136,244 | 339,687 | 475,931 | | | 439,583C |
| 2023 | 124,119 | 312,568 | 436,687 | | | 418,651C |
| 2022 | 124,119 | 275,729 | 399,848 | | | 398,716C |
| 2021 | 124,119 | 262,945 | 387,064 | | | 385,979C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Stores - Warehouse Showroom

Class: D,Pole
Floor Area: 20,000
Gross Bldg Area: 20,000
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 3
Physical %Good: 88
Func. %Good : 100
Economic %Good: 100

2017 Year Built Remodeled

12 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 20000
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< 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 = 41.54

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.66 100%
Adjusted Square Foot Cost for Upper Floors = 45.20

Total Floor Area: 20,000 Base Cost New of Upper Floors = 904,000

Reproduction/Replacement Cost = 904,000
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 795,520

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 679,374
Replacement Cost/Floor Area= 45.20 Est. TCV/Floor Area= 33.97

(1) Excavation/Site Prep:

(2) Foundation: Footings
X Poured Conc. Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-016-50 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. |
|---|---|---|---|---|---|---|---|---|
| POYNTER JACK & CHERYL | PETERSON TAMMI L & JOEL F | 28,000 | 02/01/2006 | WD | 03-ARM'S LENGTH | | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

18002 ERICKSON DR

Owner's Name/Address

PETERSON TAMMI L & JOEL F
18002 ERICKSON DR
ATLANTIC MINE MI 49905

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/01/2006

MAP #:

2024 Est TCV 149,399 TCV/TFA: 103.75

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.27 Acres | 13000 | 100 | | 3,510 |
| | | | 0.27 Total Acres | | Total Est. Land Value = | | 3,510 |

Public Improvements

- 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

Tax Description

SEC 3 T54N R34W
PRT SW 1/4 OF SW 1/4; COM SW COR OF SEC 3; TH S 87 DEG 07' 30" E ALG SEC LINE 64.40'; TH N 02 DEG 35' E 150'; TH N 87 DEG 07' 30" W 53.66' TO W LINE OF SEC 3; TH S 06 DEG 40' 51" W ALG W LINE OF SEC 3 (RECORD BEARING S 06 DEG 39' W) 216.15' TO POB. 0.27 A M/L
AND A PARCEL FROM SNB TO CORRECT BOUNDARY LINES; SEC 10 T54N R34W; BEGIN AT THE NW CORNER OF SEC 10; TH S 87 DEG 10' 10" E ALONG THE NORTH SEC LINE 50'; TH S 06 DEG 15' 04" W 25.75' TO THE NORTHERLY ROW OF ERICKSON DRIVE; TH ALONG SAID ROW; 38.31' ALONG A 280' RADIUS CURVE TO THE LEFT WITH A DELTA ANGLE OF 07 DEG 50' 20" AND A CHORD BEARING N 87 DEG 40' 06" W 38.28'; TH S 88 DEG 24' 40" W 10.13 ' TO THE WEST LINE OF SEC 10; TH N 02 DEG 38' 53" E ALONG SAID WEST SEC LINE; 26.82' TO ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,755 | 72,945 | 74,700 | | | 27,431C |
| 2023 | 1,298 | 66,638 | 67,936 | | | 26,125C |
| 2022 | 1,298 | 58,378 | 59,676 | | | 24,881C |
| 2021 | 1,620 | 58,484 | 60,104 | | | 24,087C |

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,440
Total Base New : 209,030 E.C.F.
Total Depr Cost: 148,412 X 0.983
Estimated T.C.V: 145,889

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 162 | WGEP (1 Story) |
| 192 | Treated Wood |

**(17) Garage**

Year Built: 1950
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: 572
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 1440 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 | 672 | | |
| 1 Story | Siding | Basement | 96 | | |
| | | | Total: | 161,732 | 114,830 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,162 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,796 |
| Porches | | | | | |
| WGEP (1 Story) | | | 162 | 11,761 | 8,350 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,852 | 2,735 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 572 | 24,167 | 17,159 |
| Door Opener | | | 1 | 535 | 380 |
| | | | Totals: | 209,030 | 148,412 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 145,889

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-016-60 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. |
|---|---|---|---|---|---|---|---|---|
| SUPERIOR NATIONAL BANK | HOUGHTON LAND LLC | 95,400 | 07/15/2014 | CD | 33-TO BE DETERMINED | 2014/03538 | DEED | 100.0 |
| KINNUNEN PTER & SHERRY | SUPERIOR NATIONAL BANK | 2,500 | 06/03/2014 | WD | 03-ARM'S LENGTH | 2014/02781 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

ERICKSON DR

Owner's Name/Address

HOUGHTON LAND LLC
1804 NORTH STEPHENSON AVENUE
IRON MOUNTAIN MI 49801

Tax Description

SEC 10 T54N R34W
A PARCEL IN THE NW 1/4 OF THE NW 1/4 (PARCEL 1 ON SURVEY); COM AT THE NW 1/4 OF SEC 10'; TH S 87 DEG 10' 10" EAST ALONG THE N SEC LINE 50' TO THE POB; TH ALONG SAID NORTH SEC LINE S 87 DEG 10' 10" EAST 68.58'; TH S 13 DEG 27' 12" W 37.49' TO THE NORTHERLY ROW OF ERICKSON DRIVE; TH ALONG SAID ROW 64.32' ALONG A 280' RADIUS CURVE TO THE LEFT WITH A DELTA ANGLE OF 13 DEG 09' 42" AND A CHORD BEARING N 77 DEG 10' 05" W 64.18'; TH N 06 DEG 15' 04" E 25.75' TO THE POB. 0.04 ACRES TOTAL
ORGINAL DEED HAD BOTH PARCELS 1 AND 3 ON LEGAL THEN SPLIT OUT PARCEL 3 TO PETERSON:
A PARCEL IN THE NW 1/4 OF THE NW 1/4; BEG AT TH NW CORNER OF SEC 10; TH S 87 DEG
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-VACANT Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 2,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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 |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 0.040 Acres | | 50,000 | 100 | | 2,000 |
| | | | 0.04 Total Acres | | | Total Est. Land Value = | | 2,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,000 | 0 | 1,000 | | | 1,000S |
| 2023 | 960 | 0 | 960 | | | 960S |
| 2022 | 960 | 0 | 960 | | | 960S |
| 2021 | 960 | 0 | 960 | | | 960S |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-017-00 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: COMMERCIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| US HWY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICH DEPT OF TRANSPORTATION | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.10 Acres | | 0 | 100 | | 0 |
| | | | 0.10 Total Acres | | Total Est. Land Value = | | | 0 |

Public Improvements

- 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

Tax Description

P6-3-11D SEC 3 T54N R34W PART OF SW 1/4 OF SW 1/4 DESC AS, BEG ATA PT ON CONST LINE OF HWY M-26 RELOC, WH IS N 04 DEG 21' 47" E 201.22' FROM SE COR OF SW 1/4 OF SW 1/4, TH S 66 DEG 53'23" W 300', TH N 42 DEG 32' 59" E 430.53', TH S 04 DEG 21' 47" W 200' TO POB EXC THEREFROM THE R/W OF EXISTING HWY M-26. .10 A.

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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| SUPERIOR NATIONAL BANK | HOUGHTON LAND LLC | 95,400 | 07/15/2014 | CD | 33-TO BE DETERMINED | 2014/03538 | DEED | 100.0 |
| POYNTER JACK F & CHERYL | SUPERIOR NATIONAL BANK | 0 | 05/08/2013 | SD | 10-FORECLOSURE | 2013/02844 | DEED | 100.0 |
| | | 101,200 | 08/01/1996 | WD | 03-ARM'S LENGTH | 136:407 | DEED | 0.0 |
| | | | | | | | | |

Property Address

ERICKSON DR

Owner's Name/Address

HOUGHTON LAND LLC
1804 NORTH STEPHENSON AVENUE
IRON MOUNTAIN MI 49801

Tax Description

P6-3-12 SEC 3 T54N R34W PART OF THE SW 1/4 OF SW 1/4 OF SEC 3 T54N R34W D/F, COMMENCING AT SW CORNER OF THE SW 1/4 OF SW 1/4, TH S 87 DEG 07'30" E 64.40' ALONG SECTION LINE, TH N 2 DEG 35' E 54.80', TH S 87 DEG 07' 30" E 100', TH N 2 DEG 35' E 49.55', TH S 87 DEG 07' 30" E 44.30', TH N 2 DEG 35' E 111.80', TH N 87 DEG 15' W 193.25' TO SECTION LINE, TH S 6 DEG 39' W 216.15' TO POB. .38 A. AND
A PARCEL IN THE SW 1/4 OF SW 1/4 D/F, COM AT THE SW CORNER OF SEC 3; TH S 87 DEG 10' 10" (PREVIOUSLY S 87 DEG 07' 30" E) ALONG THE S SEC LINE 50' TO THE POB; TH CONTINUING TH S 87 DEG 10' 10" (PREVIOUSLY S 87 DEG 07' 30" E) ALONG THE S SEC LINE 14.40'; TH N 02 DEG 28" 46" E (PREVIOUSLY N 02 DEG 35' E 150.00'; TH N 87 DEG 10' 10" W PARALLEL TO SAID SEC LINE, 3.66'; TH S 06 DEG 34' 36" W 150.32' TO THE POB. CONTAINING 1,355 SQ
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 19,150

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| REPAIR/RENOVATE | 06/09/2016 | 2016-010-002 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 0.00 | 49.55 | 1.0000 | 0.8698 | 500 | 100 | | 0 |
| STANDARD COMMERCIAL | | | 0.383 Acres | | 50,000 | 100 | | 19,150 |
| | | | 0.38 Total Acres | | | Total Est. Land Value = | | 19,150 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,575 | 0 | 9,575 | | | 9,575S |
| 2023 | 9,192 | 0 | 9,192 | | | 9,192S |
| 2022 | 9,192 | 0 | 9,192 | | | 9,192S |
| 2021 | 9,192 | 0 | 9,192 | | | 9,192S |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-019-00 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. |
|---|---|---|---|---|---|---|---|---|
| SUPERIOR NATIONAL BANK | HOUGHTON LAND LLC | 95,400 | 07/15/2014 | CD | 33-TO BE DETERMINED | 2014/03538 | DEED | 100.0 |
| POYNTER JACK F & CHERYL | SUPERIOR NATIONAL BANK | 0 | 05/08/2013 | SD | 10-FORECLOSURE | 2013/02844 | DEED | 100.0 |
| | | 101,200 | 08/01/1996 | WD | 03-ARM'S LENGTH | 136:407 | DEED | 0.0 |
| | | | | | | | | |

Property Address

ERICKSON DR

Owner's Name/Address

HOUGHTON LAND LLC
1804 NORTH STEPHENSON AVENUE
IRON MOUNTAIN MI 49801

Tax Description

P6-3-12A SEC 3 T54N R34W PART OF SW 1/4 OF SW 1/4 D/F, COM AT SW COR OF SEC 3, TH N 87 DEG 41' E 208.7' TO POB, TH N 1 DEG 26' E 104.35', TH N 87 DEG 41' W 44.30', TH S 1 DEG 26' W 104.35', TH N 87 DEG 41' E 44.3' TO POB. .10 A.
CORRECTED LEGAL FROM DEED 2013/02844: COM AT THE SW CORNER OF THE SW 1/4 OF SEC 3; TH S 87 DEG 07' 30" E 164.40' TO THE POB; TH S 87 DEG 07' 30" E 44.30'; TH N 2 DEG 35' 3 104.31'; TH N 87 DEG 07' 30" W 44.30'; TH S 2 DEG 35' W 104.35' TO THE POB. TOGETHER WITH ALL RIGHT AND INTEREST, ETC IN AND TO THE PROPERTY LYING BETWEEN THE NORTHERLY BOUNDARY OF M-26 SITUATE IN THE NW 1/4 OF THE NW 1/4 OF SEC 10 & SOUTH BOUNDARY OF SEC 3 ETC. EXCEPT PARCEL 010-253-016-50 CONTAINING 0.27A.

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 5,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 0.100 Acres | | 50,000 | 100 | | 5,000 |
| | | | 0.10 Total Acres | | Total Est. Land Value = | | | 5,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,500 | 0 | 2,500 | | | 2,500S |
| 2023 | 2,400 | 0 | 2,400 | | | 2,400S |
| 2022 | 2,400 | 0 | 2,400 | | | 2,400S |
| 2021 | 2,400 | 0 | 2,400 | | | 2,400S |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| SUPERIOR NATIONAL BANK | HOUGHTON LAND LLC | 95,400 | 07/15/2014 | CD | 33-TO BE DETERMINED | 2014/03538 | DEED | 100.0 |
| POYNTER JACK F & CHERYL | SUPERIOR NATIONAL BANK | 0 | 05/08/2013 | SD | 10-FORECLOSURE | 2013/02844 | DEED | 100.0 |
| | | 101,200 | 08/01/1996 | WD | 03-ARM'S LENGTH | 136:407 | DEED | 0.0 |
| | | | | | | | | |

Property Address

ERICKSON DR

Owner's Name/Address

HOUGHTON LAND LLC
1804 NORTH STEPHENSON AVENUE
IRON MOUNTAIN MI 49801

Tax Description

P6-3-13 SEC 3 T54N R34W PART OF SW 1/4 OF SW 1/4 COM AT SW COR, TH N 87 DEG 41' E 64.4' TO POB, TH N 1 DEG 26' E 54.8',TH N 87 DEG 41' E 100' TH S 1 DEG 26' W 54.8' TH S 87 DEG 41' W100' TO POB .12 ACRE

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 6,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- [ ] 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,000 | 0 | 3,000 | | | 3,000S |
| 2023 | 2,880 | 0 | 2,880 | | | 2,880S |
| 2022 | 2,880 | 0 | 2,880 | | | 2,880S |
| 2021 | 2,880 | 0 | 2,880 | | | 2,880S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| MAKI CLYDE I & CAROLYN | ECKERBERG JEAN C | 85,000 | 07/20/2012 | WD | 03-ARM'S LENGTH | 2012/03941 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47109 HIGHWAY M26

**Owner's Name/Address**

ECKERBERG JEAN C
47109 HIGHWAY M26
ATLANTIC MINE MI 49905

**Tax Description**

P6-3-14 SEC 3 T54N R34W PART OF SE 1/4 OF SW 1/4, COM AT SW COR OF SEC 3;TH S 87 DEG 10'26"E 1347.19' TO A PIN;TH N 04 DEG 18'39"E 319.41' TO THEROW LN HWY M26 & POB TH N 04 DEG 18'39" E ALG W 1/16 LN, 403.62' TO A PIN; TH S 85 DEG 09'38"E 205.18' TO A PIPE; TH S 05 DEG 28'52"W 296.09' TO REBAR N ROW LNHWY M26 TH S 66 DEG 20'58" W ALG ROW 225.44' TO POB. 1.62 A M/L
EXCEPT THAT PART CONVEYED TO MDOT DEED 62/807 DESCRIBED AS FOLLOWS: BEG AT A POINT ON THE WEST LINE OF THE SE 1/4 OF SW 1/4 OF SEC 3 WHICH IS NORTH 04 DEG 21' 47" E 201.22' FROM THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SEC 3; TH N 04 DEG 21' 47" E 200'; TH S 72 DEG 36' 23" E 273.20'; TH S 66 DEG 53' 23" W ALONG THE CONSTUCTION LINE OF HIGHWAY M-26 RELOCATION 300' TO THE POB.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 07/20/2012
MAP #:
2024 Est TCV 196,222 TCV/TFA: 83.86

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements
- 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 |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 185.00 | 485.00 | 1.0000 | 1.7981 | 98 | 100 | | 32,600 |
| 185 Actual Front Feet, 2.06 Total Acres | | | | | | | Total Est. Land Value = | 32,600 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,300 | 81,811 | 98,111 | | | 71,774C |
| 2023 | 14,637 | 74,893 | 89,530 | | | 68,357C |
| 2022 | 7,449 | 72,895 | 80,344 | | | 65,102C |
| 2021 | 7,860 | 72,980 | 80,840 | | | 63,023C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1040 S.F.
Crawl: 0 S.F.
Slab: 208 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 36
Floor Area: 2,340
Total Base New : 257,298 E.C.F.
Total Depr Cost: 164,671 X 0.983
Estimated T.C.V: 161,872

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | Treated Wood |

**(17) Garage**

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: 520
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1980
(11) Heating System: Electric Baseboard
Ground Area = 1300 SF Floor Area = 2340 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Bi-Level | Siding | Basement | 1,040 | | |
| 1 Story | Siding | Overhang | 52 | | |
| 1 Story | Siding | Slab | 208 | | |
| | | | Total: | 217,001 | 138,882 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,603 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 1,947 |
| Ceramic Tile Floor | | | 1 | 1,096 | 701 |
| Ceramic Tub Alcove | | | 1 | 736 | 471 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,683 |
| Deck | | | | | |
| Treated Wood | | | 96 | 2,452 | 1,569 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 520 | 22,672 | 14,510 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,682 |
| Door Opener | | | 1 | 535 | 342 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,598 |
| | | | Totals: | 257,298 | 164,671 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 161,872

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-022-00 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**

47102 HIGHWAY M26

**Owner's Name/Address**

KING RICHARD J & NANCY
47102 HIGHWAY M26
ATLANTIC MINE MI 49905

**Tax Description**

P6-3-15 SEC 3 T54N R34W PART OF SE 1/4 OF SW 1/4 SEC 3 D/F, COM AT SW COR OF SE 1/4 OF SW 1/4 TH E 340', TH N TO R/W OF HWY M-26, TH SWLY ALONG SAID R/W TO PT DUE N OF POB, TH S TO POB. 1.33 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 241,372 TCV/TFA: 173.40

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/04/1991 | 91-244 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.330 | Acres | 12,256 | 100 | | 16,300 |
| | | | 1.33 | Total Acres | | Total Est. Land Value = | | 16,300 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.14 | 200 | 46 | 2,221 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,221 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,150 | 112,536 | 120,686 | | | 54,250C |
| 2023 | 6,394 | 102,552 | 108,946 | | | 51,667C |
| 2022 | 6,394 | 89,869 | 96,263 | | | 49,207C |
| 2021 | 6,990 | 89,972 | 96,962 | | | 47,636C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1910 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 528 S.F.
Crawl: 480 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 9
Floor Area: 1,392
Total Base New : 249,127 E.C.F.
Total Depr Cost: 226,705 X 0.983
Estimated T.C.V: 222,851

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 12 | WGEP (1 Story) |
| 144 | WGEP (1 Story) |
| 96 | WPP |
| 104 | Treated Wood |

**(17) Garage**

Year Built: 1991
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: 896
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls C Blt 1910
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1008 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Crawl Space | 480 | | |
| 1.5 Story | Siding | Basement | 528 | | |
| | | | Total: | 185,863 | 169,135 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 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 | | | |
| WGEP (1 Story) | 144 | 11,949 | 10,874 |
| WPP | 96 | 2,785 | 2,534 |
| WGEP (1 Story) | 12 | 1,207 | 1,098 |
| Deck | | | |
| Treated Wood | 104 | 2,579 | 2,347 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 896 | 33,242 | 30,250 |
| Door Opener | 2 | 1,070 | 974 |
| | Totals: | 249,127 | 226,705 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 222,851

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 05/01/2004 | WD | 03-ARM'S LENGTH | 164:853 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

US HWY M26

**Owner's Name/Address**

CANAL CROSSINGS LLC
ANDREW MOYLE
PO BOX 399
HOUGHTON MI 49931

**Tax Description**

P6-3-16 SEC 3 T54N R34W PRT OF SE 1/4 OF SW 1/4; COM @ S 1/4 COR; TH N 02 DEG 40'57" E 1114.06' TO MAG NAIL IN JANOVSKY RD & POB;
TH S02 DEG 40'57" W 35.10'
TH S 41 DEG 27'48" W 196.76' TO N ROW OF M26;
TH S 66 DEG 17'02" W ALG SD ROW 147.99' TO REBAR;
TH S 66 DEG 17'02" W ALG R/W 519.90' TO REBAR;
TH N 00 DEG 24'20" E 573.81' TO N LN OF SD SE 1/4 OF SW 1/4;
TH S 89 DEG 36'36"E ALG N LN OF SD SE 1/4OF SW 1/4 744.88' TO DRILL ROD IN JANOVSKY RD MARKING NE COR OF SD SE 1/4 OF SW 1/4;
TH S 02 DEG 40'57" W 117.71' TO POB.
TH S 02 DEG 40'57" W 244.04' TO REBAR ON N R/W OF HWY M26;
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Class: COMMERCIAL-VACANT Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 494,772

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 05/23/2022 | 2022-999-147 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY M 26 | 744.88 | 380.00 | 1.0000 | 1.0000 | 650 | 100 | | 484,172 |
| STANDARD COMMERCIAL | | | 0.212 Acres | | 50,000 | 100 | | 10,600 |
| STANDARD COMMERCIAL | | | 0.090 Acres | | 50,000 | 0 | R ROW | 0 |
| 745 Actual Front Feet, 6.80 Total Acres | | | | | | | Total Est. Land Value = | 494,772 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 247,386 | 0 | 247,386 | | | 46,713C |
| 2023 | 228,552 | 0 | 228,552 | | | 44,489C |
| 2022 | 155,970 | 0 | 155,970 | | | 9,646C |
| 2021 | 155,970 | 0 | 155,970 | | | 9,338C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-024-00 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. |
|---|---|---|---|---|---|---|---|---|
| MARTTILA CLARENCE A & JOAN | MARTILLA CLARENCE & JOANNE | 1 | 05/21/2013 | QC | 09-FAMILY | 2013/03031 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

HIGHWAY M26

**Owner's Name/Address**

MARTTILA JONATHAN
47137 HIGHWAY M26
ATLANTIC MINE MI 49905

**Tax Description**

P6-3-16A SEC 3 T54N R34W COM 1644' S & 200' E OF NW COR OF NE 1/4OF SW 1/4, TH N 73 DEG 22' 30" E 106.6' TO POB; TH N 73 DEG 22' 30" E 106.6', TH S 250.9' TO N'LY R/W OF HWY M-26, TH SW'LY ALONG SD R/W 108.8', TH N 249.6' TO POB. .62 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/18/1999

MAP #:

2024 Est TCV 63,032 TCV/TFA: 93.80

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 08/23/2002 | 02-934 | FOUNDATION |
| GARAGE | 06/12/1991 | 91-250 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/22/2010 | INSPECTED |
| TH | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.62 Acres | | 13000 | 100 | | 8,060 |
| | | | 0.62 Total Acres | | Total Est. Land Value = | | | 8,060 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,030 | 27,486 | 31,516 | | | 16,842C |
| 2023 | 2,981 | 25,259 | 28,240 | | | 16,040C |
| 2022 | 2,981 | 22,126 | 25,107 | | | 15,277C |
| 2021 | 3,720 | 22,171 | 25,891 | | | 14,789C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1991 GARA( | 2002 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 672 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 32
Floor Area: 672
Total Base New : 126,225 E.C.F.
Total Depr Cost: 55,923 X 0.983
Estimated T.C.V: 54,972

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2002
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: 936
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 160
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls D Blt 1991
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 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 | Slab | 672 | | | *4 |
| | | | Total: | 74,644 | 35,830 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | -3,176 | -1,524 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 936 | 34,407 | 16,515 | |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,787 | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 420 | 13,356 | 2,271 | *1 |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 200 | 7,676 | 3,684 | |
| Carports | | | | | | |
| Aluminum | | | 160 | 1,946 | 934 | |
| | | | Totals: | 126,225 | 55,923 | |

Notes: 2019 SHOP SET AT 50% GOOD
NO PLUMBING, NO INSULATION, NO FINISH ON WALLS
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 54,972

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-025-00 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. |
|---|---|---|---|---|---|---|---|---|
| MARTTILA CLARENCE A & JOAN | MARTILLA CLARENCE & JOANNE | 1 | 05/21/2013 | QC | 09-FAMILY | 2013/03031 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47137 HIGHWAY M26

Owner's Name/Address

MARTTILA JONATHAN
47137 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-16B SEC 3 T54N R34W PART OF THE SE 1/4 OF SW 1/4 OF SEC 3 T54N R34W D/F, COMMENCING AT THE NW CORNER OF THE NE 1/4 OF SW 1/4, TH S 1644', TH E 200', TH N 73 DEG 22' 30" E 213.2' TO POB, TH N 73 DEG 22' 30" E 200', TH S 220' TO N'LY R/W OF HWY M-26, TH S 65 DEG 50' 55" W 210.1' ALONG SAID HWY R/W, TH N 250.9' TO POB. .79 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 226,285 TCV/TFA: 134.21

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/11/2009 | DATA ENTER |
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.060 | Acres | 12,830 | 100 | | 13,600 |
| | | | 1.06 | Total Acres | | Total Est. Land Value = | | 13,600 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,800 | 106,343 | 113,143 | | | 50,212C |
| 2023 | 5,096 | 96,921 | 102,017 | | | 47,821C |
| 2022 | 5,096 | 84,901 | 89,997 | | | 45,544C |
| 2021 | 6,180 | 85,063 | 91,243 | | | 44,090C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2

| Yr Built | Remodeled |
|---|---|
| 1968 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Hardwood
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 792 S.F.
Crawl: 102 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Heat Circulator |
| | Raised Hearth |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 1,686
Total Base New : 251,586 E.C.F.
Total Depr Cost: 216,363 X 0.983
Estimated T.C.V: 212,685

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 88 | CPP |
| 36 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1968
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: 506
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 Cls C Blt 1968
(11) Heating System: Forced Hot Water
Ground Area = 894 SF Floor Area = 1686 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Basement | 792 | | |
| 1 Story | Siding | Crawl Space | 102 | | |
| | | | Total: | 210,882 | 181,359 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,616 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| CPP | | | 88 | 1,821 | 1,566 |
| WGEP (1 Story) | | | 36 | 5,111 | 4,395 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 506 | 22,259 | 19,143 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,260 |
| Door Opener | | | 1 | 535 | 460 |
| Fireplaces | | | | | |
| Heat Circulator | | | 1 | 677 | 582 |
| Wood Stove | | | 1 | 2,497 | 2,147 |
| | | | Totals: | 251,586 | 216,363 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 212,685

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-026-50 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. |
|---|---|---|---|---|---|---|---|---|
| HUGHES DAVID EVAN & LENNON | HUGHES ALEXANDER J | 40,000 | 09/19/2008 | WD | 03-ARM'S LENGTH | 2008/05599 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**
47119 HIGHWAY M26

**Owner's Name/Address**
HUGHES ALEXANDER J
47119 HIGHWAY M26
ATLANTIC MINE MI 49905

**Taxpayer's Name/Address**
HUGHES ALEXANDER J
PO BOX 734
HOUGHTON MI 49931

**Tax Description**
SEC 3 T54N T34W
PART SE 1/4 OF SW 1/4; COM SW 1/4 COR SEC 3; TH S 87 DEG 10' 26" E ALG THE S LINE OF SEC 3 1347.19' TO 1 1/4 PIN IN SW COR OF SE 1/4 OF SW 1/4; TH N 04 DEG 18' 39" E ALG W 1/16TH LINE OF SEC 3 723.03'; TH S 85 DEG 09' 38" E 205.18' & POB; TH N 74 DEG 21' 23" E 106.24'; TH S 00 DEG 38' 33" W 267.02' TO PT ON N R/W LINE OF HWY M-26; TH S 66 DEG 09' 48" W ALG N R/W LINE 139.49'; TH N 05 DEG 28' 52" 296.09' M/L TO POB.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 09/19/2008
MAP #:
2024 Est TCV 177,273 TCV/TFA: 179.79

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| BREEZEWAY | 11/12/2013 | 13-284 | COMPLETE |
| GARAGE | 09/11/2013 | 13-204 | COMPLETE |
| ALTER | 07/10/2008 | 08-184 | COMPLETE |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| LP | 07/28/2009 | DATA ENTER |
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.86 Acres | | 13000 | 100 | | 11,180 |
| | | | 0.86 Total Acres | | | | Total Est. Land Value = | 11,180 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 38.41 | 28 | 46 | 494 |
| Total Estimated Land Improvements True Cash Value = | | | | 494 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,590 | 83,047 | 88,637 | | | 43,987C |
| 2023 | 4,135 | 75,578 | 79,713 | | | 41,893C |
| 2022 | 4,135 | 66,214 | 70,349 | | | 39,899C |
| 2021 | 5,160 | 66,329 | 71,489 | | | 38,625C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 2013 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 520 S.F.
Crawl: 240 S.F.
Slab: 96 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 9
Floor Area: 986
Total Base New : 182,816 E.C.F.
Total Depr Cost: 168,463 X 0.983
Estimated T.C.V: 165,599

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 260 | CPP |
| 160 | CPP |
| 198 | Brzwy, FW |

**(17) Garage**

Year Built: 2013
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: 728
% Good: 95
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 856 SF Floor Area = 986 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 | Crawl Space | 240 | | | |
| 1 Story | Siding | Slab | 96 | | | |
| 1.25 Story | Siding | Basement | 520 | | | |
| | | | Total: | 136,455 | 124,174 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| CPP | | | 260 | 4,256 | 3,873 | |
| CPP | | | 160 | 2,960 | 2,694 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 728 | 25,808 | 24,518 | *9 |
| Breezeways | | | | | | |
| Frame Wall | | | 198 | 13,337 | 13,204 | *9 |
| | | | Totals: | 182,816 | 168,463 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 165,599

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-027-00 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. |
|---|---|---|---|---|---|---|---|---|
| HUUKI HOLDINGS LLC | MASSIE MICHAEL E & EMILY K | 150,000 | 10/24/2017 | WD | 03-ARM'S LENGTH | 2017/05568 | DEED | 100.0 |
| MASSIE GERALD E & MICHELLE | HUUKI HOLDINGS LLC | 130,000 | 10/13/2014 | WD | 03-ARM'S LENGTH | 2014/05452 | DEED | 100.0 |
| LARSON RAYMOND J & RUTH | MASSIE GERALD E & MICHELLE | 80,000 | 06/11/2012 | WD | 09-FAMILY | 2012/03270 | DEED | 100.0 |
| | | 288,593 | 10/01/2004 | WD | 03-ARM'S LENGTH | | DEED | 0.0 |

Property Address

47166 HIGHWAY M26

Owner's Name/Address

MASSIE MICHAEL E & EMILY K
47166 HWY M26
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/24/2017

MAP #:

2024 Est TCV 191,255 TCV/TFA: 166.31

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.400 Acres | | 9,167 | 100 | | 22,000 |
| | | | 2.40 Total Acres | | | Total Est. Land Value = | | 22,000 |

Public Improvements

- Dirt Road
- Gravel Road
- X 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

Tax Description

SPLIT COMBINED FOR 2018 ROLL
HOUSE PARCEL:
COMMENCING AT A FOUND 1-1/4" PIN FOR SOUTH ¼ CORNER OF SECTION 3, T54N-R34W, SAID PIN IS ALSO THE POINT OF BEGINNING OF HOUSE PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 3 ON A BEARING OF N85°48'22"W A DISTANCE OF 304.11 FEET TO A FOUND ¾" PIN; THENCE ON A BEARING OF N00°00'31"E A DISTANCE OF 330.00 FEET TO A ½" IRON W/CAP#21054; THENCE ON A BEARING OF S85°48'22"E A DISTANCE OF 329.47 FEET TO A ½" IRON W/CAP#21054 ON THE EAST LINE OF THE SE ¼ OF THE SW ¼; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SE ¼ OF THE SW ¼ ON A BEARING OF S04°25'03"W A DISTANCE OF 329.13 FEET TO THE POINT OF BEGINNING. CONTAINING 2.40 ACRES MORE OR LESS, SAID HOUSE PARCEL TO INCLUDE A 20 FOOT WIDE ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 06/11/2009 | DATA ENTER |
| SC | 11/03/2010 | DATA ENTER |
| TA | 09/22/2010 | INSPECTED |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,000 | 84,628 | 95,628 | | | 76,893C |
| 2023 | 2,440 | 77,257 | 79,697 | | | 73,232C |
| 2022 | 2,440 | 67,682 | 70,122 | | | 69,745C |
| 2021 | 9,800 | 67,808 | 77,608 | | | 67,517C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1977 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1150 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 24
Floor Area: 1,150
Total Base New : 230,188 E.C.F.
Total Depr Cost: 172,182 X 0.983
Estimated T.C.V: 169,255

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 384
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1977
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1150 SF Floor Area = 1150 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,150 | | | |
| | | | Total: | 168,057 | 127,724 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| Vent Fan | | | 1 | 247 | 188 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,618 | |
| Public Water | | | 1 | 1,462 | 1,111 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 384 | 18,520 | 14,075 | |
| Door Opener | | | 1 | 535 | 407 | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 672 | 27,075 | 17,869 | *6 |
| Door Opener | | | 1 | 535 | 353 | |
| Built-Ins | | | | | | |
| Sauna | | | 1 | 6,499 | 4,939 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,898 | |
| | | | Totals: | 230,188 | 172,182 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,255

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-028-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47142 HIGHWAY M26 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ARCHAMBEAU CLYDE & KATHLEEN<br>ARCHAMBEAU LEGACY TRUST, LADY BIRD<br>47134 HIGHWAY M26<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 33,176 TCV/TFA: 108.42 | | | | | |

X Improved | | Vacant

Public Improvements

- 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

Tax Description

P6-3-17A
SEC 3 T54N R34W
PART OF SE 1/4 OF SW 1/4 SEC 3 D/F, COM AT A POINT 640' E OF SW COR OF SE 1/4 OF SW 1/4 POB,
TH E ON SEC LINE 100', TH N 460' M/L TO R/W OF HWY M-26, TH SWLY ALONG SD HWY R/W TO A POINT DUE N OF POBTH S 440' M/L TO POB. 1 ACRE

Comments/Influences

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.030 Acres | | 12,913 | 100 | | 13,300 |
| | | | 1.03 Total Acres | | Total Est. Land Value = | | | 13,300 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,650 | 9,938 | 16,588 | | | 9,177C |
| 2023 | 4,952 | 8,954 | 13,906 | | | 8,740C |
| 2022 | 4,952 | 7,843 | 12,795 | | | 8,324C |
| 2021 | 6,090 | 7,858 | 13,948 | | | 8,059C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Plaster | | |

**(7) Excavation**

Basement: 306 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 59
Floor Area: 306
Total Base New : 44,933 E.C.F.
Total Depr Cost: 20,220 X 0.983
Estimated T.C.V: 19,876

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls D Blt 1940
(11) Heating System: No Heating/Cooling
Ground Area = 306 SF Floor Area = 306 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 | 306 | | |
| | | | Total: | 45,809 | 20,615 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | -3,176 | -1,429 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,150 | 517 |
| Public Sewer | | | 1 | 1,150 | 517 |
| | | | Totals: | 44,933 | 20,220 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 19,876

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-029-00 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 |
|---|
| 47134 HIGHWAY M26 |

| Owner's Name/Address |
|---|
| ARCHAMBEAU CLYDE & KATHLEEN<br>ARCHAMBEAU LEGACY TRUST, LADY BIRD<br>47134 HIGHWAY M26<br>ATLANTIC MINE MI 49905 |

| Tax Description |
|---|
| P6-3-17B<br>SEC 3 T54N R34W<br>PART OF THE SE 1/4 OF SW 1/4 SEC 3 T54N R34W<br>D/F, COMMENCING ON THE S LINE OF THE SE 1/4 OF SW 1/4 440' E OF THE SW CORNER, TH E ON SECTION LINE 200', TH N 398.35' TO R/W OF HWY M-26, TH SW'LY ALONG SAID HWY R/W 216', TH S 302' TO POB. 1.60 A. |

| Comments/Influences |
|---|
| |

| Class: RESIDENTIAL-IMPROV | Zoning: |
|---|---|
| School: HOUGHTON-PORTAGE TWP SCHOOLS | |
| P.R.E. 100% 05/19/1994 | |
| MAP #: | |
| 2024 Est TCV 90,133 TCV/TFA: 84.39 | |

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| RW | 07/12/2010 | INSPECTED |
| TH | 09/30/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.600 | Acres | 11,500 | 100 | | 18,400 |
| | | | 1.60 | Total Acres | | Total Est. Land Value = | | 18,400 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,200 | 35,867 | 45,067 | | | 33,409C |
| 2023 | 7,409 | 32,400 | 39,809 | | | 31,819C |
| 2022 | 7,409 | 28,383 | 35,792 | | | 30,304C |
| 2021 | 7,800 | 28,434 | 36,234 | | | 29,336C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 +

| Yr Built | Remodeled |
|---|---|
| 1945 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 960 S.F.
Crawl: 0 S.F.
Slab: 108 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. | |
| | | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |

Class: CD
Effec. Age: 64
Floor Area: 1,068
Total Base New : 163,893 E.C.F.
Total Depr Cost: 72,974 X 0.983
Estimated T.C.V: 71,733

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 140 | CPP |
| 48 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 360
% Good: 41
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 + Cls CD Blt 1945
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1068 SF Floor Area = 1068 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 | 960 | | | |
| 1 Story | Siding | Slab | 108 | | | |
| | | | Total: | 138,126 | 62,156 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,004 | |
| Public Water | | | 1 | 1,298 | 584 | |
| Porches | | | | | | |
| CPP | | | 140 | 2,379 | 975 | *4 |
| CPP | | | 48 | 1,067 | 437 | *4 |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 360 | 15,952 | 6,540 | *4 |
| Built-Ins | | | | | | |
| Dishwasher | | | 1 | 618 | 278 | |
| | | | Totals: | 163,893 | 72,974 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 71,733

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-030-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAUX FAMILY TRUST | LAUX JACK Y & DONNA M | 0 | 03/18/2013 | QC | 09-FAMILY | 2013/02865 | DEED | 0.0 |
| LAUX JOHN Y & DONNA M | LAUX FAMILY TRUST | 0 | 02/27/2008 | QC | 09-FAMILY | 2008/03185 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47150 HIGHWAY M26

Owner's Name/Address

LAUX JACK Y & DONNA M
47150 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-17C SEC 3 T54N R34W PART OF SE 1/4 OF SW 1/4 SEC 3 T54N R34WD/F, COMMENCING AT A POINT 740' E OF SW COR OF SE 1/4 OF SW 1/4 POB, TH E ON SECLINE 303.60', TH N 383.10', TH N 55 DEG 30' W 110.35', TH N 110' TO R/W OF HWY M-26, TH SW'LY ALONG SAID HWY R/W 220' M/L, TH S 460' TO POB. 3.35 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 323,554 TCV/TFA: 203.24

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

Public Improvements

- 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 |
|---|---|---|
| LP | 07/27/2009 | DATA ENTER |
| TA | 09/22/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 3.350 Acres | | 7,582 | 100 | | 25,400 |
| | | | 3.35 Total Acres | | Total Est. Land Value = | | | 25,400 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,700 | 149,077 | 161,777 | | | 74,326C |
| 2023 | 11,025 | 135,890 | 146,915 | | | 70,787C |
| 2022 | 11,025 | 119,042 | 130,067 | | | 67,417C |
| 2021 | 10,675 | 119,271 | 129,946 | | | 65,264C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1963 | 1996 |

Condition: Average

Room List

| | |
|---|---|
| 4 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1592 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 900 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| 1 | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| 1 | Ceramic Tile Floor |
| 1 | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 1,592
Total Base New : 357,820 E.C.F.
Total Depr Cost: 303,310 X 0.983
Estimated T.C.V: 298,154

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 44 | WGEP (1 Story) |
| 20 | WGEP (1 Story) |
| 36 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1963
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: 572
% Good: 66
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls C Blt 1963
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1592 SF Floor Area = 1592 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 | 1,592 | | | |
| | | | Total: | 235,207 | 202,278 | |
| Other Additions/Adjustments | | | | | | |
| Basement Living Area | | | 900 | 31,581 | 27,160 | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,910 | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,616 | |
| Softener, Manual | | | 1 | 1,538 | 1,323 | |
| Ceramic Tile Floor | | | 1 | 1,096 | 943 | |
| Vent Fan | | | 1 | 247 | 212 | |
| Ceramic Tile Wains | | | 1 | 2,201 | 1,893 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 | |
| Public Water | | | 1 | 1,462 | 1,257 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 44 | 5,638 | 4,849 | |
| WGEP (1 Story) | | | 36 | 5,111 | 4,395 | |
| WGEP (1 Story) | | | 20 | 2,012 | 1,730 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 572 | 24,167 | 15,950 | *6 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,734 | |
| Door Opener | | | 1 | 535 | 353 | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-031-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 288,593 | 10/01/2004 | WD | 03-ARM'S LENGTH | 166:810 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

41710 HIGHWAY M26

**Owner's Name/Address**

HUUKI HOLDINGS LLC
13895 ROVA RD
ATLANTIC MINE MI 49905

**Tax Description**

PART OF SECTION 3, T54N-R34W COMMENCING AT A FOUND 1-1/4" PIN FOR SOUTH ¼ CORNER OF SECTION 3, T54N-R34W; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 3 ON A BEARING OF N85°48'22"W A DISTANCE OF 304.11 FEET TO A FOUND ¾" PIN; THENCE ON A BEARING OF N00°00'31"E A DISTANCE OF 330.00 FEET TO A ½" IRON W/CAP#21054 AND POINT OF BEGINNING OF SHOP PARCEL; THENCE CONTINUING ON A BEARING OF N00°00'31"E A DISTANCE OF 53.05 FEET TO A FOUND ¾" PIN; THENCE ON A BEARING OF N55°32'13"W A DISTANCE OF 110.37 FEET TO A FOUND ¾" PIN; THENCE ON A BEARING OF N00°00'17"W A DISTANCE OF 109.99 FEET TO A FOUND ¾" PIN ON THE SOUTHEASTERLY RIGHT-OF-WAY OF HIGHWAY M-26; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON A BEARING OF N67°42'27"E A DISTANCE OF 187.98 FEET; THENCE CONTINUING ALONG THE RIGHT-OF-WAY ***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 363,150 TCV/TFA: 75.64

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 07/24/1991 | 91-286 | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 486.00 | 272.00 | 0.9525 | 1.0312 | 500 | 100 | | 238,680 |
| 486 Actual Front Feet, 3.04 Total Acres | | | | | | | Total Est. Land Value = | 238,680 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 119,340 | 62,235 | 181,575 | | | 170,426C |
| 2023 | 107,406 | 54,905 | 162,311 | | | 162,311S |
| 2022 | 107,406 | 49,820 | 157,226 | | | 157,226S |
| 2021 | 107,406 | 47,929 | 155,335 | | | 155,335S |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 5
Floor Area: 0
Total Base New : 29,056 E.C.F.
Total Depr Cost: 22,083 X 0.854
Estimated T.C.V: 18,859

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2004
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: 864
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 864 | 29,056 | 22,083 | *7 |
| | | | Totals: | 29,056 | 22,083 | |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 18,859

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Residential (Detached)

Class: D,Siding
Floor Area: 833
Gross Bldg Area: 4,801
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 27
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 833
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Good
Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 50.91

Adjusted Square Foot Cost for Upper Floors = 50.91

Total Floor Area: 833 Base Cost New of Upper Floors = 42,408

Reproduction/Replacement Cost = 42,408
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 18,660

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 15,935
Replacement Cost/Floor Area= 50.91 Est. TCV/Floor Area= 19.13

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: MATT'S AUTO GLASS
Calculator Occupancy: Garages - Service Station with Service Bays

Class: D
Floor Area: 3,968
Gross Bldg Area: 4,801
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 27
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1991 Year Built Remodeled

10 Overall Bldg Height

Comments:
ADDED SKETCH AND PIC
9/18/2012

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 144
Total # Units: 66
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Total Floor Area: 3968
Overall Building Height: 10

Base Rate for Upper Floors = 72.66

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 2.95 100%
Adjusted Square Foot Cost for Upper Floors = 75.61

Total Floor Area: 3,968 Base Cost New of Upper Floors = 300,021

Reproduction/Replacement Cost = 300,021
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 105,007

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 89,676
Replacement Cost/Floor Area= 75.61 Est. TCV/Floor Area= 22.60

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-032-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 75,000 | 05/01/2001 | WD | 03-ARM'S LENGTH | 154:472 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47120 HIGHWAY M26

**Owner's Name/Address**

KARI DARON M & BRANDY M
47120 HIGHWAY M26
ATLANTIC MINE MI 49905

**Taxpayer's Name/Address**

KARI DARON M & BRANDY M
47120 HIGHWAY M26
ATLANTIC MINE MI 49905

**Tax Description**

P6-3-18 SEC 3 T54N R34W PART OF SE 1/4 OF SW 1/4, COM AT A PT 340' E OF SW COR OF SE 1/4 OF SW 1/4, TH N 254' TO S BDRY OF M-26, TH NE'LY ALONG HWY 108', TH S 302', TH W 100' TO POB. .65 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 227,990 TCV/TFA: 96.44

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 09/05/2007 | 07-274 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/23/2001 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.69 Acres | | 13000 | 100 | | 8,970 |
| | | | 0.69 Total Acres | | Total Est. Land Value = | | | 8,970 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,485 | 109,510 | 113,995 | | | 79,200C |
| 2023 | 3,317 | 99,949 | 103,266 | | | 75,429C |
| 2022 | 3,317 | 87,561 | 90,878 | | | 71,838C |
| 2021 | 4,140 | 87,722 | 91,862 | | | 69,544C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1940 | 2008 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 5 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1560 S.F.
Crawl: 0 S.F.
Slab: 24 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 24
Floor Area: 2,364
Total Base New : 293,167 E.C.F.
Total Depr Cost: 222,808 X 0.983
Estimated T.C.V: 219,020

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 336 | Treated Wood |

**(17) Garage**

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: 676
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1940
(11) Heating System: Forced Hot Water
Ground Area = 1584 SF Floor Area = 2364 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 | Siding | Basement | 1,560 | | |
| 1 Story | Siding | Slab | 24 | | |
| | | Total: | | 251,739 | 191,322 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 3,778 | 2,871 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 3,384 |
| Water Well, 50 Feet | 1 | 2,530 | 1,923 |
| Deck | | | |
| Treated Wood | 336 | 5,571 | 4,234 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 676 | 27,189 | 20,664 |
| Common Wall: 1 Wall | 1 | -2,628 | -1,997 |
| Door Opener | 1 | 535 | 407 |
| | Totals: | 293,167 | 222,808 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 219,020

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-033-00 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. |
|---|---|---|---|---|---|---|---|---|
| JOHNSON LUELLA D TRUST | MEIJER, INC | 706,284 | 12/31/2018 | WD | 03-ARM'S LENGTH | 2019/00561 | DEED | 100.0 |
| JOHNSON A WILLIAM TRUST | JOHNSON LUELLA D. TRUST | 1 | 09/11/2009 | QC | 09-FAMILY | 2009/5604 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MEIJER INC
2929 WALKER AVE NW
GRAND RAPIDS MI 49544

Tax Description

P6-3-19
SEC 3 T54N R34W
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, T54N, R34W, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE S-87?-44'-09"-W ALONG THE NORTH LINE OF SAID NE 1/4 - SE 1/4, 100 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S-87?-44'-09"-W ALONG THE NORTH LINE OF SAID NE 1/4 - SE 1/4 523.70 FEET; THENCE S-01?-13'-24"-E 748.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY M-26; THENCE N-66?-53'-23"-E ALONG SAID RIGHT OF WAY 575.27 FEET; THENCE N-02?-17'-57"-W, PARALLEL TO THE EAST LINE OF SAID NE 1/4 - SE 1/4, 543.16 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 7.85 ACRES, MORE OR ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 377,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY M 26 | 580.00 | 590.00 | 1.0000 | 1.0000 | 650 | 100 | | 377,000 |
| 580 Actual Front Feet, 7.86 Total Acres | | | | | | | Total Est. Land Value = | 377,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 188,500 | 0 | 188,500 | | | 182,700C |
| 2023 | 174,000 | 0 | 174,000 | | | 174,000S |
| 2022 | 174,000 | 0 | 174,000 | | | 174,000S |
| 2021 | 174,000 | 0 | 174,000 | | | 174,000S |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-033-10 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

Owner's Name/Address

HOUGHTON CO RD COMMISSION
PO BOX 269
HANCOCK MI 49930

Taxpayer's Name/Address

HOUGHTON CO RD COMMISSIONERS
PO BOX 269
HANCOCK MI 49930

Tax Description

P6-3-19C
SEC 3 T54N R34W
PT OF LAND IN E 1/2 OF NE 1/4 OF SE 1/4 OF SEC 3 D/F; COM AT E 1/4 COR BEING POB S 02 DEG 17' 48" E 505.07' ALONG E LINE TO W'LY ROW OF M-26; TH S 66 DEG 53' 23"W 106.98'; TH N 02 DEG 17' 48" W 543.08'TH E 100.00 TO POB CONT 1.20 A M/L

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 1.20 Acres | | 0 | 100 | | 0 |
| | | | 1.20 Total Acres | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-034-00 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

Owner's Name/Address

STATE OF MICHIGAN
D O T
LANSING MI

Taxpayer's Name/Address

STATE OF MICHIGAN
D O T
LANSING MI

Tax Description

P6-3-19B SEC 3 T54N R34W PART OF TRACT "A" WH LIES SE'LY OF A LINE 100' NW'LY OF THE HY M-26 RELOC .64 A

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.64 Acres | | 13000 | 100 | | 8,320 |
| | | | 0.64 Total Acres | | Total Est. Land Value = | | | 8,320 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-035-00 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

Owner's Name/Address

MEIJER INC
2929 WALKER AVE NW
GRAND RAPIDS MI 49544

Tax Description

P6-3-19A SEC 3 T54N R34W NW 1/4 OF NE 1/4 OF SE 1/4. 10 A. ANNEXED TO CITY

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 170,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 10.000 Acres | | 17,000 | 100 | | 170,000 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 170,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 85,000 | 0 | 85,000 | | | 81,900C |
| 2023 | 78,000 | 0 | 78,000 | | | 78,000S |
| 2022 | 78,000 | 0 | 78,000 | | | 78,000S |
| 2021 | 130,000 | 0 | 130,000 | | | 130,000S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-036-10 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

HWY M-26

Owner's Name/Address

SARAZIN JAMES W & LINDA L
47175 BOOTJACK RD
LAKE LINDEN MI 49945

Tax Description

P6-3-20H SEC 3 T54N R34W COMM S 2 DEG 13' 0" E 505.09' FROM E 1/4 COR. TH S 66 DEG 58' 11" W 1070.38' TO POB. TH N 1 DEG 19' 50" W 263.92', TH S 87 DEG 57' 0" W 275', TH S 0 DEG 23' 0" W 214.13', TH N 67 DEG 48' 48" E 206.39', TH S 0 DEG 23' 0" W 157.17', TH N 66 DEG 58' 11" E 100.32' TO POB. CONTAINS 0.6 A M/L
EXCEPT SPLIT ON 09/28/2010 INTO
010-253-036-10 (0.6 A M/L),
010-253-036-20 (0.755 A M/L);

Comments/Influences

Split/Comb. on 09/28/2010 completed 09/28/2010 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-253-036-00;
Child Parcel(s): 010-253-036-10, 010-253-036-20;
---

Class: RESIDENTIAL-VACANT Zoning: 0 (*)

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0% Cond. 2nd

MAP #:

2024 Est TCV 7,800

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.60 Acres | | 13000 | 100 | | 7,800 |
| | | | 0.60 Total Acres | | Total Est. Land Value = | | | 7,800 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,900 | 0 | 3,900 | | | 3,029C |
| 2023 | 2,885 | 0 | 2,885 | | | 2,885S |
| 2022 | 2,885 | 0 | 2,885 | | | 2,885S |
| 2021 | 3,600 | 0 | 3,600 | | | 3,600S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-036-20 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. |
|---|---|---|---|---|---|---|---|---|
| MESSNER MICHAEL IV | KOKKONEN SAMANTHA & JUSTIN | 295,000 | 03/07/2022 | WD | 03-ARM'S LENGTH | 2022/01153 | DEED | 100.0 |
| SARAZIN JAMES W & LINDA L | MESSNER MICHAEL IV | 185,000 | 10/13/2010 | WD | 32-SPLIT VACANT | 2010/5183 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
47310 EDGEWOOD RD

Owner's Name/Address
KOKKONEN SAMANTHA & JUSTIN
47310 EDGEWOOD RD
ATLANTIC MINE MI 49905

Class: RESIDENTIAL-IMPROV Zoning: 0 (*)
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/16/2022
MAP #:
2024 Est TCV 362,618 TCV/TFA: 137.88

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements
- 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

Tax Description
A PARCEL IN THE SE 1/4 OF SEC 3-54-34; COM AT THE EAST CORNER OF SEC 3; TH S 02 DEG 13' 00" E ALONG THE E LINE OF SEC 3 505.09'; TH S 66 DEG 58' 11" W 1070.38' TO A POINT ON THE NORTH ROW (200' ROW) OF M-26; TH N 1 DEG 19' 50" W 263.92' TO THE BOUNDARY OF THE LOT KNOWN AS THE "MATTILA PARCEL"; TH S 87 DEG 57' 00" W 100' TO THE POB;
TH S 5 DEG 55' 53" E 143.11';
TH S 67 DEG 48' 48" W 206.39' ALONG THE BOUNDARY LINE WITH THE LOT KNOWN AS THE "PAOLI PARCEL" TO THE CENTER LINE OF COUNTY ROAD P26A;
TH N 00 DEG 23' 00" E 214.13' TO THE BOUNDARY LINE OF THE LOT KNOWN AS THE "MATTILA PARCEL";
TH N 87 DEG 57' 00" E 175' TO THE POB.
0.755 A M/L SPLIT ON 09/28/2010 FROM 010-253-036-00;

Comments/Influences
Split/Comb. on 09/28/2010 completed 09/28/2010 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-253-036-00;
Child Parcel(s): 010-253-036-10, 010-253-036-20;
---

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Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 214.13 | 153.50 | 0.7476 | 1.0116 | 85 | 100 | | 13,765 |
| 214 Actual Front Feet, 0.76 Total Acres | | | | | | | Total Est. Land Value = | 13,765 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 1050 | 84 | 2,681 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,681 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,883 | 174,426 | 181,309 | | | 173,478C |
| 2023 | 5,992 | 159,226 | 165,218 | | | 165,218S |
| 2022 | 3,654 | 139,513 | 143,167 | | | 128,208C |
| 2021 | 4,560 | 166,941 | 171,501 | | | 124,113C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1978 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1572 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1000 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |
| | 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) |
| 4 | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(15) Fireplaces**

| | |
|---|---|
| 1 | 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 |
| 1 | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 21
Floor Area: 2,100
Total Base New : 380,109 E.C.F.
Total Depr Cost: 300,285 X 0.983
Estimated T.C.V: 295,180

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 60 | CCP (1 Story) |
| 392 | Treated Wood |

**(17) Garage**

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: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1978
(11) Heating System: Forced Hot Water
Ground Area = 2100 SF Floor Area = 2100 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 | 1,572 | | |
| 1 Story | Siding | Blt-in Gar. | 528 | | |
| | | | Total: | 272,405 | 215,200 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1000 | 35,090 | 27,721 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 3 | 13,640 | 10,776 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,403 |
| Vent Fan | | | 1 | 247 | 195 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,761 |
| Public Water | | | 1 | 1,462 | 1,155 |
| Porches | | | | | |
| CCP (1 Story) | | | 60 | 1,739 | 1,374 |
| Deck | | | | | |
| Treated Wood | | | 392 | 6,299 | 4,976 |
| Garages | | | | | |
| Class: C Exterior: Block Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 528 | 28,628 | 22,616 |
| Common Wall: 2 Wall | | | 1 | -6,805 | -5,376 |
| Door Opener | | | 2 | 1,070 | 845 |
| Built-Ins | | | | | |
| Sauna | | | 1 | 6,499 | 5,134 |
| Fireplaces | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 530 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas Wood | | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 530
Total Base New : 75,180 E.C.F.
Total Depr Cost: 51,874 X 0.983
Estimated T.C.V: 50,992

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 0
(11) Heating System: Forced Hot Water
Ground Area = 530 SF Floor Area = 530 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 | Crawl Space | 530 | | |
| | | | Total: | 75,180 | 51,874 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 75,180 | 51,874 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 50,992

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-036-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: B-1 | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| HWY M-26 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% Cond. 1st | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SARAZIN JAMES W & LINDA L<br>47175 BOOTJACK RD<br>LAKE LINDEN MI 49945 | 2024 Est TCV 46,309 TCV/TFA: 96.48 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.098 Acres | | 12,732 | 100 | | 13,980 |
| | | | 1.10 Total Acres | | Total Est. Land Value = | | | 13,980 |

Public Improvements

- 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

Tax Description

P6-3-20 SEC 3 T54N R34W PART OF SE 1/4 OF SEC 3 COMM AT E 1/4 COR OF SEC 3, TH S 2 DEG 13' E 506.38' TO N ROW LINE HWY M-26(100' FROM C/L THEREOF), TH ALONG SAID ROW LINE S 66 DEG 58' 11" W 834.76' TO POB., TH S 66 DEG 58' 11" W 235.62', TH N 1 DEG 19' 50" W 263.92', TH N 87 DEG 57' E 210.73', TH S 3 DEG 57' E 179.63' TO POB. SUBJECT TO ROW OR EASEMENTS. CONTAINS 1.098A

Comments/Influences

| Who | When | What |
|---|---|---|
| TA | 09/23/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,990 | 16,165 | 23,155 | | | 15,324C |
| 2023 | 5,279 | 14,822 | 20,101 | | | 14,595C |
| 2022 | 5,279 | 12,984 | 18,263 | | | 13,900C |
| 2021 | 6,294 | 13,010 | 19,304 | | | 13,456C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Poor

Room List

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 44
Floor Area: 480
Total Base New : 58,728 E.C.F.
Total Depr Cost: 32,888 X 0.983
Estimated T.C.V: 32,329

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 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 | Slab | 480 | | |
| | | | Total: | 58,728 | 32,888 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 58,728 | 32,888 |

Notes: COTTAGE
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 32,329

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-037-00 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. |
|---|---|---|---|---|---|---|---|---|
| PATANA KEVIN S & BONNIE J | GUILBAULT GLEN & HEATHER | 125,000 | 05/20/2015 | WD | 03-ARM'S LENGTH | 2015/02521 | DEED | 100.0 |
| PATANA KEVIN S | PATANA KEVIN S & BONNIE J | 0 | 11/18/2005 | QC | 21-NOT USED/OTHER | 168/491 | DEED | 0.0 |
| | | 102,000 | 06/01/2003 | WD | 03-ARM'S LENGTH | 161:520 | DEED | 0.0 |
| | | | | | | | | |

Property Address
47295 GREEN ACRES RD

Owner's Name/Address
YE XINYU
47295 GREEN ACRES RD
HOUGHTON MI 49931

Tax Description
P6-3-20A SEC 3 T54N R34W
PARC IN NE 1/4 OF SE 1/4; COM @ E 1/4 COR OF SEC 3; TH S 02 DEG 30' E 751.13' ALG SEC LN TO S ROW OF M-26; TH S 2 DEG 30' E 185' ALG SEC LN & CTR OF CO RD; THS 88 DEG 34' W 33' TO W CO RD ROW & POB; TH S 2 DEG 30' E 100'ALG CO RD ROW; TH S 88 DEG 34' W 187.17'; TH N 02 DEG 30' W 100'; TH N 88 DEG 34' E 187.17' TO POB
.43 A M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 195,413 TCV/TFA: 170.82

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| TA | 09/23/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 100.00 | 187.00 | 1.0000 | 1.1165 | 115 | 100 | | 12,840 |
| 100 Actual Front Feet, 0.43 Total Acres | | | | | | | Total Est. Land Value = | 12,840 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 720 | 74 | 1,620 |
| D/W/P: 5in Ren. Conc. | 8.75 | 304 | 75 | 1,995 |
| Wood Frame | 24.46 | 192 | 84 | 3,945 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,420 | 91,287 | 97,707 | | | 97,707S |
| 2023 | 5,583 | 81,966 | 87,549 | | | 67,426C |
| 2022 | 5,304 | 71,867 | 77,171 | | | 64,216C |
| 2021 | 5,025 | 69,609 | 74,634 | | | 62,165C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1144 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**

| | | |
|---|---|---|
| 625 | Recreation | SF |
| 400 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| 1 | Public Sewer |
| 1 | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 24
Floor Area: 1,144
Total Base New : 234,264 E.C.F.
Total Depr Cost: 178,040 X 0.983
Estimated T.C.V: 175,013

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 268 | Treated Wood |
| 24 | Treated Wood |

**(17) Garage**

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: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1992
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 1144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,144 | | |
| | | | Total: | 167,302 | 127,149 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 625 | 11,825 | 8,987 |
| Basement Living Area | | | 400 | 14,036 | 10,667 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,456 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,312 |
| Deck | | | | | |
| Treated Wood | | | 268 | 4,915 | 3,735 |
| Treated Wood | | | 24 | 1,072 | 815 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 528 | 22,899 | 17,403 |
| Door Opener | | | 1 | 535 | 407 |
| Water/Sewer | | | | | |
| Public Sewer | | | 1 | 1,462 | 1,111 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,998 |
| | | | Totals: | 234,264 | 178,040 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 175,013

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-038-00 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. |
|---|---|---|---|---|---|---|---|---|
| VOLDARSKI FRANK & SUZANNE | EKDAHL NATHAN M & MEGYN F | 115,000 | 09/29/2017 | WD | 03-ARM'S LENGTH | 2017/05162 | DEED | 100.0 |
| NELSON JEANETTE ET AL | VOLDARSKI FRANK & SUZANNE | 115,000 | 08/12/2013 | WD | 03-ARM'S LENGTH | 2013/04948 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47350 HIGHWAY M26

Owner's Name/Address

EKDAHL NATHAN M & ASHLEY M
47350 HWY M-26
ATLANTIC MINE MI 49905

Tax Description

P6-3-20A1 SEC 3 T54N R34W PART OF NE 1/4 OF SE 1/4 SEC 3 T54N R34WD/F, COMMENCING AT THE E 1/4 POST OF SEC 3, TH S 2 DEG 30' E 751.13', TH S 67 DEG 56' W 470' TO POB, TH S 67 DEG 56' W 125', TH S 22 DEG 04' E 179.31', TH N 88 DEG 34' E 85', TH N 10 DEG 28' W 217.40' TO POB. .44 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/30/2017

MAP #:

2024 Est TCV 177,722 TCV/TFA: 135.36

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.44 Acres | | 13000 | 100 | | 5,720 |
| | | | 0.44 Total Acres | | | Total Est. Land Value = | | 5,720 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 800 | 84 | 2,043 |
| Wood Frame | 28.90 | 96 | 46 | 1,276 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,319 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,860 | 86,001 | 88,861 | | | 78,442C |
| 2023 | 2,116 | 78,760 | 80,876 | 0M | | 0 |
| 2022 | 2,116 | 69,034 | 71,150 | 0M | | 0 |
| 2021 | 2,640 | 69,068 | 71,708 | 0D | | 0 |

| Who | When | What |
|---|---|---|
| LP | 08/11/2009 | DATA ENTER |
| TA | 09/23/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1959 | 1996 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1297 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 650 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| X | 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 |
| 1 | Extra Toilet |
| | Extra Sink |
| 1 | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| 1 | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |

Class: C
Effec. Age: 36
Floor Area: 1,313
Total Base New : 268,124 E.C.F.
Total Depr Cost: 171,600 X 0.983
Estimated T.C.V: 168,683

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 60 | CCP (1 Story) |
| 180 | Treated Wood |

**(17) Garage**

Year Built: 1959
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: 500
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1959
(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = 1297 SF Floor Area = 1313 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 | 1,297 | | |
| 0.5 Story | Siding | Overhang | 32 | | |
| | | | Total: | 203,284 | 130,103 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 650 | 22,809 | 14,598 |
| Plumbing | | | | | |
| Extra Toilet | | | 1 | 1,491 | 954 |
| Separate Shower | | | 1 | 1,331 | 852 |
| Vent Fan | | | 1 | 247 | 158 |
| Ceramic Tub Alcove | | | 1 | 736 | 471 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 |
| Public Water | | | 1 | 1,462 | 936 |
| Porches | | | | | |
| CCP (1 Story) | | | 60 | 1,739 | 1,113 |
| Deck | | | | | |
| Treated Wood | | | 180 | 3,778 | 2,418 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 500 | 22,080 | 14,131 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,682 |
| Door Opener | | | 1 | 535 | 342 |
| Built-Ins | | | | | |
| Sauna | | | 1 | 6,499 | 4,159 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-039-00 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. |
|---|---|---|---|---|---|---|---|---|
| COPONEN JANET DUANE & CHRI | COPONEN JANET & DUANE | 0 | 03/26/2013 | QC | 09-FAMILY | 2013/01742 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47362 HIGHWAY M26

Owner's Name/Address

COPONEN JANET & DUANE
47362 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-20A2 SEC 3 T54N R34W PART OF NE 1/4 OF SE 1/4 SEC 3 T54N R34WD/F, COMMENCING AT THE E 1/4 POST, TH S 2 DEG 30' E 755.13', TH S 67 DEG 56' W 345' TO POB TH W 67 DEG 56' W 125', TH S10 DEG 28' E 217.40', TH N 88 DEG 34' E 85', TH N 1 DEG 54' W 258.80' M/L TO POB. .65 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 251,136 TCV/TFA: 167.42

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/23/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.65 Acres | | 13000 | 100 | | 8,450 |
| | | | 0.65 Total Acres | | | Total Est. Land Value = | | 8,450 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.73 | 240 | 46 | 2,620 |
| Wood Frame | 27.89 | 108 | 46 | 1,386 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,006 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,225 | 121,343 | 125,568 | | | 62,540C |
| 2023 | 3,125 | 110,767 | 113,892 | | | 59,562C |
| 2022 | 3,125 | 97,081 | 100,206 | | | 56,726C |
| 2021 | 3,900 | 97,144 | 101,044 | | | 54,914C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1961 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Vinyl
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1500 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 700 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 19
Floor Area: 1,500
Total Base New : 299,766 E.C.F.
Total Depr Cost: 242,808 X 0.983
Estimated T.C.V: 238,680

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 50 | WGEP (1 Story) |
| 182 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1910
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: 700
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1961
(11) Heating System: Forced Hot Water
Ground Area = 1500 SF Floor Area = 1500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,500 | | |
| | | | Total: | 216,680 | 175,509 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 700 | 24,563 | 19,896 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,464 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,129 |
| Porches | | | | | |
| WGEP (1 Story) | | | 50 | 5,889 | 4,770 |
| WGEP (1 Story) | | | 182 | 13,938 | 11,290 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 700 | 27,860 | 22,567 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,129 |
| Door Opener | | | 1 | 535 | 433 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,023 |
| | | | Totals: | 299,766 | 242,808 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 238,680

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-040-00 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. |
|---|---|---|---|---|---|---|---|---|
| SIPOLA EDITH & SYMONS INEZ | SIPOLA EDITH, GERALD, LESI | 0 | 12/04/2007 | QC | 21-NOT USED/OTHER | 2007/06780 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47368 HIGHWAY M26

Owner's Name/Address

GRIFFITH MATTHEW S & LESLIE M
47368 HWY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-20B SEC 3 T54N R34W A PARCEL OF LAND IN THE NE 1/4 OF SE 1/4, SEC 3 T54N R34W D/F, COM AT THE E 1/4 COR OF SEC 3, TH S 2 DEG 30' E 751.13' ALONG THE SEC LINE TO S R/W LINEOF HWY M-26, TH S 67 DEG 56' W 235.26' ALONG SD R/W TO POB, TH CONT S 67 DEG 56' W 109.74', TH S 1 DEG 54' E 268.68',TH N 88 DEG 34' E 102.70', TH N 2 DEG 30' W 307.35' TO POB. .68 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/20/2018

MAP #:

2024 Est TCV 234,285 TCV/TFA: 199.22

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| TA | 09/23/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.68 Acres | | 13000 | 100 | | 8,840 |
| | | | 0.68 Total Acres | | | Total Est. Land Value = | | 8,840 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.89 | 224 | 46 | 2,461 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,461 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,420 | 112,723 | 117,143 | | | 63,103C |
| 2023 | 3,269 | 102,798 | 106,067 | | | 60,099C |
| 2022 | 3,269 | 90,078 | 93,347 | | | 57,238C |
| 2021 | 4,080 | 90,182 | 94,262 | | | 55,410C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1974 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1104 S.F.
Crawl: 0 S.F.
Slab: 72 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1500 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 1,176
Total Base New : 263,767 E.C.F.
Total Depr Cost: 226,840 X 0.983
Estimated T.C.V: 222,984

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 16 | WGEP (1 Story) |
| 180 | CPP |
| 312 | Treated Wood |

**(17) Garage**

Year Built: 1974
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 480
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,104 | | |
| 1 Story | Siding | Slab | 72 | | |
| | | | Total: | 170,209 | 146,381 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1500 | 52,635 | 45,266 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Public Water | | | 1 | 1,462 | 1,257 |
| Porches | | | | | |
| CPP | | | 180 | 3,253 | 2,798 |
| WGEP (1 Story) | | | 16 | 1,610 | 1,385 |
| Deck | | | | | |
| Treated Wood | | | 312 | 5,426 | 4,666 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 480 | 21,470 | 18,464 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,260 |
| Door Opener | | | 1 | 535 | 460 |
| Fireplaces | | | | | |
| Prefab 1 Story | | | 1 | 2,537 | 2,182 |
| Wood Stove | | | 1 | 2,497 | 2,147 |
| | | | Totals: | 263,767 | 226,840 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 222,984

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-041-00 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**

47275 GREEN ACRES RD

**Owner's Name/Address**

ABRAMSON KEITH & CHRIS
47275 GREEN ACRES RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

ABRAMSON KEITH & CHRIS
47275 GREEN ACRES RD
HOUGHTON MI 49931

**Tax Description**

P6-3-20C SEC 3 T54N R34W A PARCEL OF LAND IN THE NE 1/4 OF SE 1/4SEC 3 T54N R34W D/F, COM AT THE E 1/4 COR OF SEC 3, TH S 2 DEG 30' E 751.13' ALONG THE S/L TO THE S R/W LINE OF M-26,TH CONT S 2 DEG 30' E 285' ALONG C/L, THS 88 DEG 34' W 33' TO W CO RD ROW LINE & POB,
TH S 2 DEG 30' E 100',
TH S 88 DEG 34' W 187.17',
TH N 100',
TH S 88 DEG 34'W 187.17',
TH N 2 DEG 30' W 100',
TH N 88 DEG 34' E 187.17'
TO POB .43 ACRES

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/08/1997

MAP #:

2024 Est TCV 185,546 TCV/TFA: 154.62

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

- 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 |
|---|---|---|
| LP | 05/05/2009 | DATA ENTER |
| TA | 09/23/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 100.00 | 187.00 | 1.0000 | 1.1165 | 115 | 100 | | 12,840 |
| 100 Actual Front Feet, 0.43 Total Acres | | | | | | | Total Est. Land Value = | 12,840 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 3.5 Concrete | 6.44 | 108 | 0 | 0 |
| Wood Frame | 28.90 | 96 | 46 | 1,276 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,276 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,420 | 86,353 | 92,773 | | | 54,891C |
| 2023 | 5,583 | 78,788 | 84,371 | | | 52,278C |
| 2022 | 5,304 | 69,035 | 74,339 | | | 49,789C |
| 2021 | 5,025 | 69,125 | 74,150 | | | 48,199C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1974 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other: Carpeted

**(6) Ceilings**

| | |
|---|---|
| X | Wood |

**(7) Excavation**

Basement: 1200 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 19
Floor Area: 1,200
Total Base New : 215,304 E.C.F.
Total Depr Cost: 174,395 X 0.983
Estimated T.C.V: 171,430

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 88 | WCP (2 Story) |
| 256 | Treated Wood |

**(17) Garage**

Year Built: 1974
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 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 |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,200 | | |
| | | | Total: | 174,253 | 141,145 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,856 |
| Public Water | | | 1 | 1,462 | 1,184 |
| Porches | | | | | |
| WCP (2 Story) | | | 88 | 5,342 | 4,327 |
| Deck | | | | | |
| Treated Wood | | | 256 | 4,764 | 3,859 |
| 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 |
| Fireplaces | | | | | |
| Prefab 1 Story | | | 1 | 2,537 | 2,055 |
| | | | Totals: | 215,304 | 174,395 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 171,430

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-042-00 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. |
|---|---|---|---|---|---|---|---|---|
| MASSIE MELINDA K | VANKLOMPENBERG WALTER & SH | 0 | 01/17/2024 | WD | 03-ARM'S LENGTH | 2024/00162 | PROPERTY TRANSFER | 100.0 |
| WESA PHYLLIS K TRUST | MASSIE MELINDA K | 121,482 | 07/16/2018 | WD | 03-ARM'S LENGTH | 2018/03429 | DEED | 100.0 |
| WESA MARGARET R & PHYLLIS | WESA PHYLLIS K TRUST | 0 | 05/09/2007 | QC | 21-NOT USED/OTHER | 2007/03026 | DEED | 0.0 |
| | | | | | | | | |

Property Address

47376 HIGHWAY M26

Owner's Name/Address

VANKLOMPENBERG WALTER & SHARON
2846 PARKSIDE DR
JENISON MI 49428

Tax Description

P6-3-20D SEC 3 T54N R34W A PARCEL OF LAND IN THE NE 1/4 OF SE 1/4, SEC 3 T54N R34W D/F,
COM AT E 1/4 COR OF SEC 3 TH S 2 DEG 30' E 751.13' ALONG SEC LINE TO S R/W LINE OF M-26, THS 67 DEG 56' W 35.26' ALONG R/W TO POB,
TH CONT S 67 DEG 56' W 200' ALONG M-26 RD R/W, TH S 2 DEG 30' E 107.35', TH N 88 DEG 34' E 187.17' TO CO RD R/W, TH N 2 DEG 30' W 172.60' TO POB EXCEPT THAT PART OF TRACT "A" WH LIES NE'LY OF A LINE D/F, COM AT E 1/4 COR OF SEC 7, TH S 02 DEG 17' 48" E ALONG E LINE OF SEC 3 812.07' TO POB, TH N 73 DEG 52' 31" W 295.57' TO A PT OF ENDING ON THE CONST LINE OF HWY M-26 AS NOW LAID OUT TRACT "A", A PARCELOF LAND IN NE 1/4 OF SE 1/4 SEC 3 D/F, COM AT E 1/4 COR OF SEC 3, TH S 2 DEG 30' E 751.13' ALONG SEC LINE TO S R/W LINE OF HWY M-26, TH S 67 DEG 56' W
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/20/2018

MAP #:

2024 Est TCV 224,820 TCV/TFA: 203.64

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/23/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.56 Acres | | 13000 | 100 | | 7,280 |
| | | | 0.56 Total Acres | | | Total Est. Land Value = | | 7,280 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 1020 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,640 | 108,770 | 112,410 | | | 90,435C |
| 2023 | 2,692 | 99,072 | 101,764 | | | 86,129C |
| 2022 | 2,692 | 86,782 | 89,474 | | | 82,028C |
| 2021 | 3,360 | 86,953 | 90,313 | | | 79,408C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1975 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1104 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1104 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 9
Floor Area: 1,104
Total Base New : 243,188 E.C.F.
Total Depr Cost: 221,302 X 0.983
Estimated T.C.V: 217,540

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 110 | WGEP (1 Story) |

**(17) Garage**

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: 480
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1975
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 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 | 1,104 | | |
| | | | Total: | 162,279 | 147,674 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1104 | 38,739 | 35,252 |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 247 | 225 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 |
| Porches | | | | | |
| WGEP (1 Story) | | | 110 | 10,122 | 9,211 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 480 | 21,470 | 19,538 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,391 |
| Door Opener | | | 1 | 535 | 487 |
| Fireplaces | | | | | |
| Prefab 1 Story | | | 1 | 2,537 | 2,309 |
| Wood Stove | | | 1 | 2,497 | 2,272 |
| | | | Totals: | 243,188 | 221,302 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 217,540

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-043-00 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

Owner's Name/Address

MICHIGAN STATE TRANSPORTATION COMMISSION

Taxpayer's Name/Address

MICHIGAN STATE TRANSPORTATION COMMISSION

Tax Description

P6-3-20D1 SEC 3 T54N R34W THAT PART OF TRACT "A" WH LIES NE'LY OF A LINE D/F, COM AT E 1/4 COR OF SEC 3, TH S 02 DEG 17' 48" E ALONG THE E LINE OF SEC 3 812.07' TO POB, TH N 73 DEG 52'31" W 295.57' TO A PT OF ENDING ON THE CONST LINE OF HWY M-26 AS NOW LAID OUT TRACT "A", PART OF NE 1/4 OF SE 1/4 D/F COM AT E 1/4 COR OF SEC 3, TH S 2 DEG 30'E 751.13' ALG SEC LINE TO S R/W LINE OF HWY M-26, TH S 67 DEG 56' W 35.26' ALG SD R/W TO THE POB, TH S 67 DEG 56' W 200' ALG M-26 R/W, TH S 2 DEG 30' E 107.35', TH N 88 DEG 34' E 187.17' TO CORD R/W, TH N 2 DEG 30' W 172.60' ALG CO RD R/W TO POB. .04 ACRE

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.04 Acres | | 0 | 100 | | 0 |
| | | | 0.04 Total Acres | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 5
Floor Area: 0
Total Base New : 0 E.C.F.
Total Depr Cost: 0 X 0.854
Estimated T.C.V: 0

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| | | | Totals: | 0 | 0 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 0

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-044-00 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. |
|---|---|---|---|---|---|---|---|---|
| GAGNON JERRY R & KAREN R | GEORGE KAREN E | 245,000 | 08/27/2021 | WD | 03-ARM'S LENGTH | 2021/05573 | PROPERTY TRANSFER | 100.0 |
| MCMONAGLE MARY | GAGNON JERRY R & KAREN R | 125,000 | 01/18/2019 | WD | 03-ARM'S LENGTH | 2019/00473 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47276 EDGEWOOD RD

Owner's Name/Address

GEORGE KAREN E
1353 MAR ANTONY DR
BATON ROUGE LA 70816

Tax Description

P6-3-20E SEC 3 T54N R34W
A PARCEL OF LAND IN THE SE 1/4 D/F, COM AT E 1/4 COR, TH S 02 DEG 13' E 623.38', TH S 67 DEG 02' W 685.73', TH N 00 DEG 55' W 103.07' TO N R/W HWY M-26, TH S 67DEG 48' 48" W 484.9' TO POB, TH N 00 DEG23' E 165', TH S 67 DEG 48' 48" W 165' TH S 00 DEG 23' W 165, TH N 67 DEG 48' 48" E 165' TO POB EXCEPT THAT PART OF TRACT "A" DESC AS COM AT E 1/4 COR SEC 3, TH S 02 DEG 17' 48" E 612.07', TH S 66 DEG 53' 23" W 1377.08' TO POB, TH N 00 DEG 03' 11" E 200', TH S 73 DEG 23' 27" E 287.75', TH S 66 DEG 53' 23" W 300' TO POB EXC THEREFROM, THAT PART WH LIES SE'LY OF A LINE 100' NW'PY OF, MEASURED AT RT ANGLES AND PAR TO CONST LINE OF HWY M-26 RELOC ALSO THAT PART OF TRACT "A" WH LIES SE'LY OF A LINE 100' NW'LY OF, MEASURED AT RT ANGLES AND PAR TO CONST LINE OF HWY M-26 RELOC CONST LINE OF HWY
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 255,589 TCV/TFA: 185.08

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.52 Acres | | 13000 | 100 | | 6,760 |
| | | | 0.52 Total Acres | | | Total Est. Land Value = | | 6,760 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 195 | 84 | 1,310 |
| D/W/P: Asphalt Paving | 3.04 | 1925 | 74 | 4,330 |
| Wood Frame | 23.73 | 240 | 46 | 2,620 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,260 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,380 | 124,415 | 127,795 | | | 112,655C |
| 2023 | 2,500 | 113,690 | 116,190 | | | 107,291C |
| 2022 | 2,500 | 99,682 | 102,182 | | | 102,182S |
| 2021 | 3,120 | 85,279 | 88,399 | | | 78,574C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1978 | 2020 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1381 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1100 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 21
Floor Area: 1,381
Total Base New : 310,131 E.C.F.
Total Depr Cost: 244,729 X 0.983
Estimated T.C.V: 240,569

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 138 | CCP (1 Story) |
| 45 | CPP |
| 420 | Treated Wood |

**(17) Garage**

Year Built: 1978
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: 713
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1978
(11) Heating System: Forced Hot Water
Ground Area = 1381 SF Floor Area = 1381 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 | 1,381 | | |
| | | | Total: | 201,887 | 159,492 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1100 | 38,599 | 30,493 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,592 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,403 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,761 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,077 |
| Porches | | | | | |
| CCP (1 Story) | | | 138 | 3,698 | 2,921 |
| CPP | | | 45 | 1,102 | 871 |
| Deck | | | | | |
| Treated Wood | | | 420 | 6,594 | 5,209 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 713 | 28,221 | 22,295 |
| Door Opener | | | 1 | 535 | 423 |
| Built-Ins | | | | | |
| Sauna | | | 1 | 6,499 | 5,134 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,973 |
| Unit-in-Place Cost Items | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-045-00 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

Owner's Name/Address

MICHIGAN STATE TRANSPORTATION COMMISSION

Taxpayer's Name/Address

MICHIGAN STATE TRANSPORTATION COMMISSION

Tax Description

P6-3-20E1 SEC 3 T54N R34W THAT PART OF TRACT "A" D/F, COM AT E 1/4COR SEC 3, TH S 02 DEG 17' 48" E 612.07' TH S 66 DEG 53' 23" W 1377.08' TO POB, TH N 04 DEG 03' 11" E 200', TH S 73 DEG 23' 27" E 287.75', TH S 66 DEG 53' 23" W300' TO POB EXC THEREFROM THAT PART WH LIES SE'LY OF A LINE 100' NW'LY OF, MEASURED AT RT ANGLES AND PAR TO CONS LINE OF M-26 RELOC ALSO PART OF TRACT "A" WH LIES SE'LY OF A LINE 100' NW'LY OF, MEAWURED AT RT ANGLES & PAR TO THE CONST LINE OF HWY M-26 RELOC CON ST LINE OF M-26 RELOC, D/F, COM AX A PT ON E LINE OF SEC 3 WH IS S 02 DEG 17' 48" E 612.07' FROM E 1/4COR, TH S 66 DEG 53' 23" W 1384' TO A PTOF ENDING TRACT "A" D/F, COM AT E 1/4 COR OF SEC 3, TH S 02 DEG 13' E ALONG E LINE OF SEC 3 623.38', TH S 67 DEG 02' W685.73', TH N 00 DEG 55' W 103.07' TO A PT ON N R/W LN OF M-26 TH S 67 DEG 48' 48" W 484.90' TO ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.10 Acres | | 0 | 100 | | 0 |
| | | | 0.10 Total Acres | | Total Est. Land Value = | | | 0 |

| 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 |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-046-00 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. |
|---|---|---|---|---|---|---|---|---|
| RAISANEN CARL A & HELEN V | CHOPP RODNEY M , MARY & MI | 80,000 | 05/25/2008 | WD | 03-ARM'S LENGTH | 2008/05001 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47341 HIGHWAY M26

**Owner's Name/Address**

CHOPP MICHAEL
CHOPP RODNEY & MARY; LB
48810 PILGRIM RD
HOUGHTON MI 49931

**Tax Description**

P6-3-20F SEC 3 T54N R34W PART OF SE 1/4 SEC 3 D/F, COM AT E 1/4 COR SEC 3, TH S 02 DEG 13' E ALONG E LINE OF SEC 3 623.38', TH S 67 DEG 02' W 685.73', TH N 00 DEG 55' W 103.07' TO A PT ON N LINE R/W LINE OF HWY M-26, SD POB, TH N 00 DEG 55' W 140.88', TH S 87 DEG 57' W 150', TH S 00 DEG 55' E TO N R/W LINE OF HWY M-26, TH N 67 DEG 48' 48" E TO POB, LESS NEW PROPOSED R/W EASEMENT OF HWY M-26 WH DESC RELOC LINE AS, BEG AT A PT ON E LINE OF SEC 3, WH IS S 02 DEG 17' 48" E 612.07' FROM E 1/4 COR, TH S 66 DEG 53' 23" W 1200' TO A PT OF ENDING. .40 ACRE M/L

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 239,563 TCV/TFA: 41.75

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 03/22/2012 | 12-08 | COMPLETE |
| GARAGE | 06/05/2009 | 09-075 | COMPLETE |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 09/23/2009 | INSPECTED |
| LP | 09/23/2009 | DATA ENTER |
| TA | 09/23/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.40 Acres | | 13000 | 100 | | 5,200 |
| | | | 0.40 Total Acres | | Total Est. Land Value = | | | 5,200 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,600 | 117,182 | 119,782 | | | 93,311C |
| 2023 | 1,923 | 108,578 | 110,501 | | | 88,868C |
| 2022 | 1,923 | 86,647 | 88,570 | | | 84,637C |
| 2021 | 2,400 | 85,307 | 87,707 | | | 81,934C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1958 | 2008 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1000 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 22
Floor Area: 1,000
Total Base New : 161,368 E.C.F.
Total Depr Cost: 125,868 X 0.983
Estimated T.C.V: 123,728

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1958
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1000 SF Floor Area = 1000 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 | 1,000 | | |
| | | | Total: | 149,018 | 116,234 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 247 | 193 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,714 |
| Public Water | | | 1 | 1,462 | 1,140 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,075 |
| Porches | | | | | |
| CPP | | | 24 | 656 | 512 |
| | | | Totals: | 161,368 | 125,868 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 123,728

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: RONS AUTO BODY
Calculator Occupancy: Garages - Service/Repair Shed

Class: S
Floor Area: 4,738
Gross Bldg Area: 4,738
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

2009 Year Built Remodeled

12 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **

Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 4738
Ave. Perimeter: 228
Has Elevators:

*** Basement Info ***

Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average
Stories: 1 Story Height: 12 Perimeter: 228
Overall Building Height: 12

Base Rate for Upper Floors = 28.62

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 28.62

Total Floor Area: 4,738 Base Cost New of Upper Floors = 135,601

Reproduction/Replacement Cost = 135,601
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 112,549

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 110,635
Replacement Cost/Floor Area= 28.62 Est. TCV/Floor Area= 23.35

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings |
|---|---|

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |
|---|---|---|---|

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-047-00 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

Owner's Name/Address

MICHIGAN STATE TRANSPORTATION COMMISSION

Taxpayer's Name/Address

MICHIGAN STATE TRANSPORTATION COMMISSION

Tax Description

P6-3-20G SEC 3 T54N R34W THAT PART OF TRACT "A" WH LIES SE'LY OF A LINE 100' NW'LY OF, MEASURED AT RT ANGLES AND PAR TO THE CONST LINE OF HWY M-26 RELOC RELOCATION LINE OF OF HWY M-26 D/F, BEG AT A PT ON E LINE OF SEC 3 WH IS S 02 DEG 17' 48" E 612.07' FROM E 1/4 COR OF SEC 3 TH S 66DEG 53' 23" W 1200' TO A PT OF ENDING TRACT "A" D/F, COM AT E 1/4 COR SEC 3, TH S 02 DEG 13' E ALONG E LINE SEC 3 623.38', TH S 67 DEG 02' W 685.73', TH N 00 DEG 55' W 103.07' TO A PT ON N R/W LINE OF HWY M-26 & POB, TH N 00 DEG 55' W 140.83', TH S 87 DEG 57' W 635.73'TO A PT IN 66' R/W OF CO RD P26A, TH S 00 DEG 23' W IN SD R/W 379.13' TO N R/W LINE OF M-26 TH N 67 DEG 48' 48" E ALG N R/W LINE 691.29' M/L TO POB, EXCEPT THEREFROM COM AT E 1/4 COR SEC 3, TH S 02 DEG 13' E ALONG E LINE OF SEC 3 623.38', TH S 67 DEG 02' W 685.73', TH N 00 DEG 55' W ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.14 Acres | | 0 | 100 | | 0 |
| | | | 0.14 Total Acres | | Total Est. Land Value = | | | 0 |

| 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 |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-048-00 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. |
|---|---|---|---|---|---|---|---|---|
| UNITED STATES BANKRUPTCY C | MANDERFIELD MATTHIAS C | 172,000 | 04/25/2007 | WD | 09-FAMILY | 2008/01271 | DEED | 0.0 |
| | | 23,700 | 02/01/1995 | WD | 03-ARM'S LENGTH | 130:73 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47298 HIGHWAY M26

Owner's Name/Address

COPPER COUNTRY HABITAT FOR HUMANITY
PO BOX 231
HOUGHTON MI 49931

Tax Description

P6-3-21 SEC 3 T54N R34W
PAR OF SE 1/4 OF SEC 3
D/F, COM AT E 1/4 POST OF SEC 3
RUN S 2 DEG 30' E 751.13'; TH S 67 DEG & 56' W 1206' TO POB;
TH N 22 DEG 4' W 48.75',
TH S 67 DEG 56' W 4',
TH SW'LY ALONG A 3 DEG CURVE TO THE LEFT& FOLL SW'LY PAR TO & 50' SE'LY FROM CL OF MICH STATE HWY TRUNK LINE M-26 299';
TH S 33 DEG 37' E 124' TH N 67 DEG AND 56' E 276';
TH N 22 DEG 4' W 103.25' TO POB. .53 A.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 08/05/2019 | 2019-031-208 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 299.00 | 124.00 | 1.0755 | 0.9533 | 500 | 100 | | 153,277 |
| 299 Actual Front Feet, 0.85 Total Acres | | | | | | | Total Est. Land Value = | 153,277 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.18 | 1464 | 68 | 8,144 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,144 |

| 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 | 68,975 | 53,585 | 122,560 | 0M | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Shopping Centers - Regional Discount

Class: D
Floor Area: 4,046
Gross Bldg Area: 4,046
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 42
Physical %Good: 43
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 0%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 4046
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 89.53

Adjusted Square Foot Cost for Upper Floors = 89.53

Total Floor Area: 4,046 Base Cost New of Upper Floors = 362,239

Reproduction/Replacement Cost = 362,239
Eff.Age:42 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0
Total Depreciated Cost = 155,763

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 133,021
Replacement Cost/Floor Area= 89.53 Est. TCV/Floor Area= 32.88

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-049-00 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

Owner's Name/Address

STATE OF MICHIGAN
LANSING MI

Taxpayer's Name/Address

Tax Description

P6-3-21A SEC 3 T54N R34W .32 A.

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.32 Acres | | 13000 | 100 | | 4,160 |
| | | | 0.32 Total Acres | | | | Total Est. Land Value = | 4,160 |

| 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 |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-050-00 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. |
|---|---|---|---|---|---|---|---|---|
| SUPERIOR NATIONAL BANK & T | COPPER COUNTRY HABITAT FOR | 110,000 | 04/10/2019 | OTH | 10-FORECLOSURE | 2019/02074 | DEED | 100.0 |
| UNITED STATES BANKRUPTCY C | MANDERFIELD MATTHIAS C | 172,000 | 04/25/2007 | WD | 09-FAMILY | 2008/01271 | DEED | 0.0 |
| | | 23,700 | 02/01/1995 | WD | 03-ARM'S LENGTH | 130:73 | DEED | 0.0 |
| | | | | | | | | |

Property Address

47298 HIGHWAY M26

Owner's Name/Address

COPPER COUNTRY HABITAT FOR HUMANITY
PO BOX 231
HOUGHTON MI 49931

Tax Description

P6-3-22 SEC 3 T54N R34W PART OF SE 1/4 OF SEC 3 D/F, COM AT E 1/4 POST RUN S 2 DEG 30' E 751.13' TH S 67 DEG 56' W 1206', TH S 22 DEG 4' E 103.25' TO POB TH S 67 DEG 56' W 276', TH S 22 DEG 4' E 100', TH N 67 DEG 56' E276.00', TH N 22 DEG 4' W 100.00' TO POB. .63 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| TA | 09/23/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.63 Acres | | 13000 | 100 | M-26 | 8,190 |
| | | | 0.63 Total Acres | | Total Est. Land Value = | | | 8,190 |

| 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 | 3,780 | 0 | 3,780 | 0M | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-051-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | 120,000 | 12/01/1994 | WD | 03-ARM'S LENGTH | 129:297 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47314 HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HWY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-23 SEC 3 T54N R34W PT OF E 1/2 OF SE 1/4 OF SEC 3 D/F, COM AT E 1/4 POST TH S 2 DEG 30' E 751.13', TH S 67 DEG 56' W 995' TO POB;
TH N 22 DEG 4' W 49.97' ,TH S 67 DEG 54' W 210.32', TH S 22 DEG 4' E 402.29',TH N 67 DEG 58' E 410.16',TH N 22 DEG 4' W 234.62',TH S 88 DEG 34' W 213.47',TH N 22 DEG 4' W 42.77' TO POB. EXC PAR P6-3-23A, & EXC ALL WH LIES NW'LY OF A LINE 100' SE'LY OF MEAS AT RT ANG & PAR TO CONST LINE M-26 RELOC EXC
L 167/1430 PARCEL 31-010-253-051-50.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 75% 01/16/2023

MAP #:

2024 Est TCV 348,842 TCV/TFA: 207.27

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X 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

| Who | When | What |
|---|---|---|
| TA | 09/23/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 160.00 | 460.00 | 1.2574 | 1.0869 | 500 | 100 | | 109,332 |
| STANDARD COMMERCIAL | | | 2.120 Acres | | 46,717 | 100 | | 99,040 |
| 160 Actual Front Feet, 3.81 Total Acres | | | | | | | Total Est. Land Value = | 208,372 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|

Commercial Local Cost Land Improvements

| Description | Rate | Size | % Good | Arch | Mult | Cash Value |
|---|---|---|---|---|---|---|
| ROLL OFF 40 FT | 3,200.00 | 7 | 64 | | 100 | 14,336 |
| Total Estimated Land Improvements True Cash Value = | | | | | | 14,336 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 104,186 | 70,235 | 174,421 | | | 71,073C |
| 2023 | 97,660 | 62,884 | 160,544 | | | 67,689C |
| 2022 | 97,660 | 58,325 | 155,985 | | | 57,533C |
| 2021 | 99,700 | 58,439 | 158,139 | 158,139M | | 55,696C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/4

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1458 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 44
Floor Area: 1,683
Total Base New : 268,188 E.C.F.
Total Depr Cost: 147,698 X 0.854
Estimated T.C.V: 126,134

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 330 | WGEP (1 Story) |
| 136 | WGEP (1 Story) |
| 96 | WGEP (1 Story) |

**(17) Garage**

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: 240
% Good: 36
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1458 SF Floor Area = 1683 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 900 | | | |
| 1+ Story | Siding | Basement | 288 | | | |
| 1 Story | Siding | Basement | 270 | | | |
| | | | Total: | 209,552 | 117,350 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,494 | |
| Public Water | | | 1 | 1,298 | 727 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 330 | 19,358 | 10,840 | |
| WGEP (1 Story) | | | 136 | 10,563 | 5,915 | |
| WGEP (1 Story) | | | 96 | 8,424 | 4,717 | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 240 | 12,437 | 4,477 | *3 |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,178 | |
| | | | Totals: | 268,188 | 147,698 | |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 126,134

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-052-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47338 HIGHWAY M26 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MANDERFIELD MICHAEL<br>PO BOX 610<br>HOUGHTON MI 49931 | 2024 Est TCV 197,230 TCV/TFA: 86.81 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 250.00 | 348.80 | 1.0000 | 1.5249 | 98 | 100 | | 37,360 |
| 250 Actual Front Feet, 2.00 Total Acres | | | | | | | Total Est. Land Value = | 37,360 |

Tax Description

P6-3-23A SEC 3 T54N R34W COMM AT THE E 1/4 COR OF SEC 3, TH E 2 DEG 30' E 751.13' TO S ROW OF HWY M-26; TH S 67 DEG 56' W 595' TO POB.
TH S 67 DEG 56' W 250';
TH S 22 DEG 04' E 348.80',
TH N 67 DEG 56' E 250';
TH N 22 DEG 04' W 348.80 TO POB. CONTAINS 2 ACRES (PARCELS 3110-253-054-00 & 253-053-00 ARE COMBINED IN THIS PARCEL)

Comments/Influences

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| LP | 07/29/2009 | DATA ENTER |
| TA | 09/23/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,680 | 79,935 | 98,615 | | | 36,055C |
| 2023 | 16,774 | 73,342 | 90,116 | | | 34,339C |
| 2022 | 16,012 | 64,249 | 80,261 | | | 32,704C |
| 2021 | 16,202 | 64,374 | 80,576 | | | 31,660C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: FOUR SQUARE

| Yr Built | Remodeled |
|---|---|
| 1890 | 1943 |

Condition: Good

Room List

| | |
|---|---|
| 3 | Basement |
| 4 | 1st Floor |
| 5 | 2nd Floor |
| 6 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 1192 S.F.
Crawl: 56 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 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 |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| 1 | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 46
Floor Area: 2,272
Total Base New : 301,179 E.C.F.
Total Depr Cost: 162,635 X 0.983
Estimated T.C.V: 159,870

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 20 | WGEP (1 Story) |
| 192 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family FOUR SQUARE Cls C Blt 1890
(11) Heating System: Forced Hot Water
Ground Area = 1248 SF Floor Area = 2272 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 | 1,024 | | |
| 1 Story | Siding | Crawl Space | 56 | | |
| 1 Story | Siding | Basement | 168 | | |
| | | | Total: | 272,217 | 146,997 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 2 | 9,093 | 4,910 |
| Vent Fan | 2 | 495 | 267 |
| Water/Sewer | | | |
| 2000 Gal Septic | 1 | 9,461 | 5,109 |
| Public Water | 1 | 1,462 | 789 |
| Deck | | | |
| Treated Wood | 192 | 3,942 | 2,129 |
| Fireplaces | | | |
| Wood Stove | 1 | 2,497 | 1,348 |
| Porches | | | |
| WGEP (1 Story) | 20 | 2,012 | 1,086 |
| | Totals: | 301,179 | 162,635 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 159,870

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-055-00 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. |
|---|---|---|---|---|---|---|---|---|
| YALMER MATTILA CONTRACTING | MISTY BLUE PROPERTIES LLC | 130,000 | 04/18/2011 | WD | 09-FAMILY | 2011/01817 | DEED | 100.0 |
| | | 125,000 | 11/01/2003 | WD | 03-ARM'S LENGTH | 163:290 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47278 JANOVSKY RD

Owner's Name/Address

MISTY BLUE PROPERTIES LLC
PO BOX 43
PAINESDALE MI 49955

Tax Description

P6-3-26 SEC 3 T54N R34W
PRT OF NW 1/4 OF SE 1/4; COM @ S 1/4 COR
TH N 2 DEG 29'45" E TO POB;
TH CNT N 144.21';
TH N 87 DEG 07'50" E 290';
TH N2 DEG 29'45" E 300';
TH S 87 DEG 07'50" W 290';
TH N 2 DEG 29'45" E 718.50' TO NW COR OF
NW 1/4 OF SE 1/4;
TH N 87 DEG 1241.62' TO NE COR OF NW 1/4
OF NE 1/4;
TH S 0 DEG 06'37" W 415.30' (RECORD
BEARI& DIST S 00 DEG 07'00" W 418.78')
ALG THE LN OF NW 1/4 OF SE 1/4;
TH S 83 DEG 22 30" W 301.93';
TH S 0 DEG 07' W 402.52';
TH N 89 DEG 53' W 250.00';
TH S 00 DEG 10'20" E 141.71'TO PT OF
CURV;
TH 52.77'ALG ALG ARC OF CURV TO LEFT
W/RAD OF 60' A CENT ANGLE OF 50 DEG
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Licensed To: Township of Portage, County
of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 209,686 TCV/TFA: 172.44

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/06/2009 | DATA ENTER |
| TA | 09/23/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 28 ACRES | | | 28.67 Acres | | 2800 | 100 | | 80,276 |
| | | | 28.67 Total Acres | | | | Total Est. Land Value = | 80,276 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.14 | 200 | 79 | 3,814 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,814 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,138 | 64,705 | 104,843 | | | 81,859C |
| 2023 | 28,670 | 59,210 | 87,880 | | | 77,961C |
| 2022 | 28,670 | 51,911 | 80,581 | | | 74,249C |
| 2021 | 28,670 | 65,970 | 94,640 | 87,000M | | 71,878C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 896 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 31
Floor Area: 1,216
Total Base New : 185,170 E.C.F.
Total Depr Cost: 127,768 X 0.983
Estimated T.C.V: 125,596

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | WGEP (1 Story) |
| 24 | CCP (1 Story) |
| 24 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 896 SF Floor Area = 1216 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 | Crawl Space | 576 | | |
| 2 Story | Siding | Crawl Space | 320 | | |
| | | | Total: | 159,786 | 110,253 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | 1 | 2,629 | 1,814 |
| Porches | | | |
| WGEP (1 Story) | 160 | 12,782 | 8,820 |
| CCP (1 Story) | 24 | 1,183 | 816 |
| Fireplaces | | | |
| Direct-Vented Gas | 1 | 2,957 | 2,040 |
| Deck | | | |
| Treated Wood | 24 | 1,072 | 740 |
| | Totals: | 185,170 | 127,768 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 125,596

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-055-20 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. |
|---|---|---|---|---|---|---|---|---|
| | | 36,000 | 07/01/1998 | WD | 03-ARM'S LENGTH | 144:71 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47302 JANOVSKY RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 06/14/2005 | 05-124 | FOUNDATION |
| | P.R.E. 100% 07/27/1999 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| RAFFAELLI SCOTT<br>47302 JANOVSKY RD<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 347,281 TCV/TFA: 147.40 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 624 | 94 | 5,132 |
| Wood Frame | 24.46 | 192 | 64 | 3,005 |
| Wood Frame | 25.77 | 160 | 94 | 3,876 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,013 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-3-26G SEC 3 T54N R34W PART OF NW 1/4 OF SE 1/4; COM @ S 1/4 COR; TH N 2 DEG 29'45" E 1444.58' TO POB TH N 2 DEG 29'45" E 300';TH N 87 DEG 07'50" E 290'; TH S 2 DEG 29'45" W 300'; THS 87 DEG 07'50" W 290' TO POB. 2 A M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 07/13/2006 | INSPECTED |
| TA | 09/23/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,000 | 163,641 | 173,641 | | | 131,798C |
| 2023 | 8,200 | 149,332 | 157,532 | | | 125,522C |
| 2022 | 8,200 | 130,966 | 139,166 | | | 119,545C |
| 2021 | 9,000 | 161,670 | 170,670 | | | 115,727C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2005 | 2006 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: Solid X H.C.

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1503 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | 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 |
| 1 | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 11
Floor Area: 2,356
Total Base New : 360,361 E.C.F.
Total Depr Cost: 320,720 X 0.983
Estimated T.C.V: 315,268

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 224 | WGEP (1 Story) |
| 452 | Treated Wood |
| 36 | Treated Wood |

**(17) Garage**

Year Built: 2005
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: 820
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 2005
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1727 SF Floor Area = 2356 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 1,036 | | |
| 1 Story | Siding | Piers | 224 | | |
| 1.25 Story | Siding | Basement | 443 | | |
| 1 Story | Siding | Basement | 24 | | |
| | | Total: | | 277,241 | 246,744 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 4,047 |
| Ceramic Tile Floor | 1 | 1,096 | 975 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,237 |
| Water Well, 50 Feet | 1 | 2,629 | 2,340 |
| Porches | | | |
| WGEP (1 Story) | 224 | 16,047 | 14,282 |
| Deck | | | |
| Treated Wood | 452 | 6,911 | 6,151 |
| Treated Wood | 36 | 1,477 | 1,315 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | |
| Base Cost | 820 | 37,646 | 33,505 |
| Common Wall: 1 Wall | 1 | -2,628 | -2,339 |
| Door Opener | 3 | 1,605 | 1,428 |
| Built-Ins | | | |
| Dishwasher | 1 | 762 | 678 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-055-25 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 |
|---|---|---|---|---|---|---|
| 47310 EDGEWOOD RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SARAZIN JAMES W & LINDA L<br>47175 BOOTJACK RD<br>LAKE LINDEN MI 49945 | 2024 Est TCV 21,900 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.380 Acres | | 9,202 | 100 | | 21,900 |
| | | | 2.38 Total Acres | | Total Est. Land Value = | | | 21,900 |

Public Improvements

- 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

Tax Description

P6-3-26E SEC 3 T54N R34W PART OF THE NW 1/4 OF SE 1/4 D/F: COM ATTHE E 1/4 COR OF SEC 3, TH S 87 DEG 45' 35" W 1242.04', TH S 00 DEG 06' 37" W 515.27' TO POB, TH S 00 DEG 06' 37" W 259.76', TH S 67 DEG 46' 56" W 324.21', TH N 00 DEG 07' 00" E 447.52', TH N 83 DEG 22' 30" E 125.09', TH S 00 DEG 07' 00" W 100', TH N 83 DEG 22' 30" E 176.85' TO POB, CONT 2.38 ACRES M/L.

Comments/Influences

| Who | When | What |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,950 | 0 | 10,950 | | | 2,864C |
| 2023 | 2,728 | 0 | 2,728 | | | 2,728S |
| 2022 | 2,728 | 0 | 2,728 | | | 2,728S |
| 2021 | 9,760 | 0 | 9,760 | | | 8,141C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-055-30 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. |
|---|---|---|---|---|---|---|---|---|
| | | 31,500 | 07/01/2001 | WD | 03-ARM'S LENGTH | 155:28 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

EDGEWOOD RD

Owner's Name/Address

SIMONSON RAMON
47280 MAIN ST
PO BOX 692
HOUGHTON MI 49931

Tax Description

P6-3-26F SEC 3 T54N R34W PART OF NW 1/4 OF SE 1/4 D/F: COM AT THEE 1/4 COR OF SEC 3, TH S 87 DEG 45' 35" W 1242.04' TO NE COR OF NW 1/4 OF SE 1/4, TH S 00 DEG 06' 37" W 775.05', TH S 67DEG 46' 56" W 324.21' TO POB, TH S 67 DEG 58' 03" W 83.67', TH S 22 DEG 17'18" E 205.02', TH ALG M-26 ROW S 67 DEG 57' 34" W 198', TH N 01 DEG 03' 07" E 57.56', TH ALG ARC OF 120' RADIUS CURVE TO L WHS CHORD BEARS N 25 DEG 04" 43" W 105.7 ', TH ALG ARC OF 60' RADIUS CURVE TO RT WHS CHORD BEARS N 26 DEG 00' 43" W 51.09', TH N 00 DEG 10' 20" W 141.71', TH S 89 DEG 53' E 250', TH S 00 DEG 07' W 45' TO POB. CONT 1.38 ACRES M/L

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 16,800

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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 |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.380 Acres | | 12,174 | 100 | | 16,800 |
| | | | 1.38 Total Acres | | Total Est. Land Value = | | | 16,800 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,400 | 0 | 8,400 | | | 848C |
| 2023 | 6,635 | 0 | 6,635 | | | 808C |
| 2022 | 6,635 | 0 | 6,635 | | | 770C |
| 2021 | 7,140 | 0 | 7,140 | | | 746C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-056-00 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. |
|---|---|---|---|---|---|---|---|---|
| ANDREWS CAROLYN | HOUSTON SHERRIE L. | 0 | 12/26/2006 | QC | 03-ARM'S LENGTH | 2006/00547 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47355 EDGEWOOD RD

**Owner's Name/Address**

HOUSTON SHERRIE L
PO BOX 124
PAINESDALE MI 49955

**Taxpayer's Name/Address**

HOUSTON SHERRIE L
PO BOX 124
PAINESDALE MI 49955

**Tax Description**

P6-3-26A SEC 3 T54N R34W PART OF NW 1/4 OF SE 1/4 SEC 3 T54N R34WD/F:COM AT THE NE CORNER OF NW 1/4 OF SE 1/4; TH S 0 DEG 07' W 418.80'; TH S 84 DEG 07' W 22' TO POB; TH S 84 DEG 07' W 150', TH S 0 DEG 7" W 100', THN 84 DEG 7" E 150', TH N 0 DEG 7" E 100'TO POB. .34 ACRES M/L .34 ACRES M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 102,474 TCV/TFA: 112.36

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.34 Acres | | 13000 | 100 | | 4,420 |
| | | | 0.34 Total Acres | | Total Est. Land Value = | | | 4,420 |

Public Improvements

- 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 |
|---|---|---|
| TA | 09/23/2010 | INSPECTED |
| SC | 11/03/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,210 | 49,027 | 51,237 | | | 30,499C |
| 2023 | 1,635 | 44,915 | 46,550 | | | 29,047C |
| 2022 | 1,635 | 39,347 | 40,982 | | | 27,664C |
| 2021 | 2,040 | 45,203 | 47,243 | | | 26,781C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(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 |
| 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 41
Floor Area: 912
Total Base New : 169,067 E.C.F.
Total Depr Cost: 99,750 X 0.983
Estimated T.C.V: 98,054

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 16 | CPP |
| 12 | CPP |
| 25 | CPP |

**(17) Garage**

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: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Hot Water
Ground Area = 912 SF Floor Area = 912 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 | 912 | | |
| | | | Total: | 141,284 | 83,358 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,551 |
| Porches | | | | | |
| CPP | | | 25 | 704 | 415 |
| CPP | | | 16 | 437 | 258 |
| CPP | | | 12 | 328 | 194 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 384 | 18,520 | 10,927 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,551 |
| Door Opener | | | 1 | 535 | 316 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,473 |
| | | | Totals: | 169,067 | 99,750 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 98,054

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-056-10 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. |
|---|---|---|---|---|---|---|---|---|
| TOMASI LORRAINE | JENKINS SAMUEL A & JOLEEN | 185,000 | 03/03/2017 | WD | 03-ARM'S LENGTH | 2017/ 0986 | DEED | 100.0 |
| KONOSKY LAWRENCE & LORRAIN | KONOSKY LORRAINE, PAUL, KA | 1 | 05/20/2009 | QC | 21-NOT USED/OTHER | 2009/04035 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47285 HIGHWAY M26

Owner's Name/Address

JENKINS SAMUEL A & JOLEEN E
47285 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-26B SEC 3 T54N R34W COM AT NE COR OF NW 1/4 OF SE 1/4, TH S 0 DEG 07' 10" W 776.30', TH S 67 DEG 50' 10" W 35.6', POB TH S 67 DEG 50' 10" W 371.43', TH S 22 DEG 09' 50" E 205', TH N 67 DEG 50' 10" E 189.75', TH N 40 DEG 24' 10" E 139.80', TH N 0 DEG 07' 10" E 148.07 TO POB. 1.36 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/18/2017

MAP #:

2024 Est TCV 208,268 TCV/TFA: 132.65

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 11/17/2022 | 2021-010-851 | FOUNDATION |
| DECK | 06/22/2020 | 2020-010-311 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.360 | Acres | 12,206 | 100 | | 16,600 |
| | | | 1.36 Total Acres | | Total Est. Land Value = | | | 16,600 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 26.42 | 144 | 64 | 2,435 |
| Wood Frame | 23.24 | 288 | 98 | 6,559 |

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| OLDER SHED | 10.00 | 128 | 98 | 1,254 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,248 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,300 | 95,834 | 104,134 | | | 78,324C |
| 2023 | 6,539 | 87,943 | 94,482 | | | 74,595C |
| 2022 | 6,539 | 77,223 | 83,762 | | | 71,043C |
| 2021 | 7,080 | 75,252 | 82,332 | | | 66,055C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1962 | 1982 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1306 S.F.
Crawl: 264 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 39
Floor Area: 1,570
Total Base New : 295,613 E.C.F.
Total Depr Cost: 184,557 X 0.983
Estimated T.C.V: 181,420

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 560 | Treated Wood |
| 900 | Treated Wood |

**(17) Garage**

Year Built: 1960
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: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1962
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1570 SF Floor Area = 1570 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 | 1,306 | | |
| 1 Story | Siding | Crawl Space | 264 | | |
| | | | Total: | 216,460 | 132,041 |

Other Additions/Adjustments

| | | | | |
|---|---|---|---|---|
| Water/Sewer | | | | |
| 1000 Gal Septic | 1 | 4,761 | 2,904 | |
| Water Well, 50 Feet | 1 | 2,629 | 1,604 | |
| Deck | | | | |
| Treated Wood | 560 | 7,963 | 4,857 | |
| Treated Wood | 900 | 11,439 | 11,210 | *9 |
| Garages | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | |
| Base Cost | 484 | 21,596 | 13,174 | |
| Door Opener | 2 | 1,070 | 653 | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | |
| Base Cost | 728 | 28,625 | 17,461 | |
| Door Opener | 2 | 1,070 | 653 | |
| | Totals: | 295,613 | 184,557 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 181,420

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-056-20 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| MICHIGAN STATE TRANSPORTATION COMMISSION | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

| | |
|---|---|
| | 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.48 Acres | | 0 | 100 | | 0 |
| | | | 0.48 Total Acres | | Total Est. Land Value = | | | 0 |

| 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 |

Taxpayer's Name/Address

MICHIGAN STATE TRANSPORTATION COMMISSION

Tax Description

P6-3-26C SEC 3 T54N R34W COM AT E 1/4 COR OF SEC 3, TH S 02 DEG 17' 48" E 612.07', TH S 66 DEG 53' 23" W 1377.08', POB, TH N 00 DEG 03' 11" E 200', TH S 40 DEG 59' 21" W 420.95', TH N 66 DEG 53' 23" E 300' TO POB. LESS THAT PAR THAT LIES SE'LY OF LINE 100' NW'LY RUNNING PAR TO CONST LINE OF HWY M-26 RELOC.

Comments/Influences

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-056-30 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

Owner's Name/Address

MICHIGAN STATE TRANSPORTATION COMMISSION

Taxpayer's Name/Address

MICHIGAN STATE TRANSPORTATION COMMISSION

Tax Description

P6-3-2C1 SEC 3 T54N R34W S 100' OF FOLL PAR, LYING PAR TO CONST LINE OF HWY M-26 RELOC D/F, COM AT E 1/4 COR OF SEC 3, TH S 02 DEG 17' 48" E 612.07', TH S 66 DEG 53' 23" W 1377.08', POB, TH N 00 DEG 03' 11" E 200', TH S 40 DEG 59' 21" W 420.95' TH N 66 DEG 53' 23" E 300' TO POB.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

| | |
|---|---|
| | 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 1.00 Acres | | 0 | 100 | | 0 |
| | | | 1.00 Total Acres | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-057-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | 120,000 | 12/01/1994 | WD | 03-ARM'S LENGTH | 129:297 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-27 SEC 3 T54N R34W SW 1/4 OF SE 1/4 LESS STATE HWY M-26 R/WOF 5.74 A ALSO LESS PARCEL D/F, COM AT PT 290' S FROM N LINE OF SW 1/4 OF SE 1/4 & 220' E OF W LINE OF SAID SW 1/4, TH N 100', TH E 250' TH S 100', TH W 250' TO POB ALSO LESS PARCEL D/F, COM AT E 1/4 COR OF SEC 3, TH S 02 DEG 30' E751.13', TH S 67 DEG 56' W 995', TH N 22DEG 04' W 49.97', TH S 67 DEG 56' W 210.32', TH S 22 DEG 04' E 252' TH S 67 DEG 56' W 276' TO POB. TH S 100' TH S 89 DEG 43' W 83.10' M/L, TH N 22 DEG 04'W 237.39' TO M-26 R/W, TH N 56 DEG 32' E87' ALG R/W, TH S 33 DEG 37' E 74', TH S 22 DEG 04' E 100' TO POB. 32.03 ACRES
EXC MOYLE RECORDED IN LIBER 169/459

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 363,154

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 1320.00 | 1000.00 | 1.0000 | 2.5820 | 98 | 100 | | 334,006 |
| RATE 1 | | | | 1.727 Acres | 10,948 | 100 | | 18,908 |

1320 Actual Front Feet, 32.03 Total Acres Total Est. Land Value = 352,914

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|

Commercial Local Cost Land Improvements

| Description | Rate | Size | % Good | Arch | Mult | Cash Value |
|---|---|---|---|---|---|---|
| ROLL OFF 40 FT | 3,200.00 | 5 | 64 | | 100 | 10,240 |

Total Estimated Land Improvements True Cash Value = 10,240

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 176,457 | 5,120 | 181,577 | | | 19,112C |
| 2023 | 157,623 | 5,200 | 162,823 | | 162,823R | 18,202C |
| 2022 | 150,806 | 0 | 150,806 | | 150,806R | 12,383C |
| 2021 | 153,031 | 0 | 153,031 | | 153,031R | 11,988C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-058-00 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

Owner's Name/Address

COWENHOVEN N & PETERSON F TR
LONGYEAR BLDG
MARQUETTE MI 49855

Tax Description

P6-3-27A SEC 3 T54N R34W MINERAL RIGHTS ONLY IN THE SW 1/4 OF SE 1/4.

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table .

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 0.00 | Total Acres | | Total Est. Land Value = | | | 0 |

| | Public Improvements |
|---|---|
| | 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 |

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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-059-00 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: COMMERCIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| US HWY 41 | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICH DEPT OF TRANSPORTATION<br>2ND FLOOR PLAZA ONE<br>401 S WASHINGTON AVE<br>LANSING MI 48906 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.57 Acres | | 0 | 100 | | 0 |
| | | | 0.57 Total Acres | | Total Est. Land Value = | | | 0 |

Public Improvements

- 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

Tax Description

P6-3-28 SEC 3 T54N R34W PART OF SW 1/4 OF SE 1/4 D/F,
COM AT PT 290' S FROM N LINE OF SW 1/4 OF SE 1/4 OF SEC 3 PT BEING 220' E OF W LINE OF SW1/4 OF SEC 3 N 100' E 250' S 100' W 250' TO POB LESS M-26 R/W .14 A. .57 A.

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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-061-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | 120,000 | 12/01/1994 | WD | 03-ARM'S LENGTH | 129:297 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-29 SEC 3 T54N R34W
PART OF E 1/2 OF SW 1/4 OF SE 3 D/F, COM AT E 1/4 POST OF SEC 3 RUN S 2 DEG 30' E FOR 11 41.00' TO POB FROM POB RUN S 88 DEG 34' W 711.74' TH S 22 DEG 3' E 236.95', TH S 67 DEG 57' W 410.35', TH N22 DEG 5' W 250.26', TH S 67 DEG 57' W 217.19', TH S 0 DEG 48' E 343.97', TH N 89 DEG 43' E 1319.85' TH N 2 DEG 30' W 57' TO POB
ALSO COM AT THE E 1/4 POST, TH S 2 DEG 30' E 751.13', TH S 67 DEG 56' W 795.00', POB, TH S 67 DEG W 240', TH S 22 DEG 4' E 42.77', TH N 88 DEG 34'E 213.80', TH N 22 DEG 4' W 115' TO POB.EXC PAR D/F, COMM AT E 1/4 COR OF SEC 3, TH S 02 DEG 30' E 751.13', TH S 67 DEG 56' W 995', TH N 22 DEG 04' W 49.97', THS 67 DEG 56' W 210.32', TH S 22 DEG 04' E 252' TO POB, TH CONT S 22 DEG 04' E 150.29', TH S 67
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 65,930

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 240.00 | 100.00 | 1.0000 | 0.8165 | 98 | 100 | | 19,204 |
| RATE 1 | | | 10.719 Acres | | 4,359 | 100 | | 46,726 |
| 240 Actual Front Feet, 11.27 Total Acres | | | | | | | Total Est. Land Value = | 65,930 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,965 | 0 | 32,965 | | | 3,602C |
| 2023 | 25,341 | 0 | 25,341 | | 25,341R | 3,431C |
| 2022 | 24,950 | 0 | 24,950 | | 24,950R | 3,268C |
| 2021 | 27,616 | 0 | 27,616 | | 27,616R | 3,164C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-062-00 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. |
|---|---|---|---|---|---|---|---|---|
| SUPERIOR NATIONAL BANK & T | COPPER COUNTRY HABITAT FOR | 110,000 | 04/10/2019 | OTH | 10-FORECLOSURE | 2019/02074 | DEED | 100.0 |
| UNITED STATES BANKRUPTCY C | MANDERFIELD MATTHIAS C | 172,000 | 04/25/2007 | WD | 09-FAMILY | 2008/01271 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47298 HIGHWAY M26

Owner's Name/Address

COPPER COUNTRY HABITAT FOR HUMANITY
PO BOX 231
HOUGHTON MI 49931

Tax Description

P6-3-29A SEC 3 T54N R34W A PAR OF LAND IN S 1/2 OF SE 1/4 SEC 3 D/F, COM AT E 1/4 COR OF SEC 3, TH S 02 DEG 30' E 751.13' TH S 67 DEG 56' W 995'TH N 22 DEG 04' W 49.97',TH S 67 DEG 56'W 210.32', TH S 22 DEG 04' E 402.29' TO POB, TH S 67 DEG 56' W 206', TH S 89 DEG 43' W 183.10', TH N 22 DEG 04' W 237'39'TO M-26 R/W, TH N 56 DEG 32' E 87' ALG R/W, TH S 33 DEG 37' E 74', TH S 22 DEG 04' E 100', TH N 67 DEG 56' E 276', TH S 22 DEG 04' E 150.29' TO POB. 1.53 ACRES

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | 87.00 | 0.00 | 1.0000 | 1.0000 | 0 | 100 | | 0 |
| ACREAGE PARCELS | | | 1.530 Acres | | 11,843 | 100 | RURAL | 18,120 |
| 87 Actual Front Feet, 1.53 Total Acres | | | | | Total Est. Land Value = | | | 18,120 |

| 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 | 7,590 | 0 | 7,590 | 0M | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-063-00 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. |
|---|---|---|---|---|---|---|---|---|
| ROSSI DAVID | ERICKSON BEN A & LAURA G | 36,000 | 08/13/2015 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | 1 | 08/01/1995 | WD | 03-ARM'S LENGTH | 133:639 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

18810 SERMON RD

**Owner's Name/Address**

ERICKSON BEN A & LAURA S
18810 SERMON RD
HOUGHTON MI 49931

**Tax Description**

P6-3-30 SEC 3 T54N R34W A PARCEL OF LAND IN THE SE 1/4 OF SE 1/4D/F COM AT SE COR OF SEC 3 T54N R34W, TH N 2 DEG 30' W 180.90' ALONG SEC LINE TO POB TH CONT N 2 DEG 30' W 580.20' ALONG SEC LINE, TH W 1319.70' TO W LINE OF SE 1/4 OF SE 1/4, TH S 0 DEG 40' E 582.60' ALONG SD W LINE, TH N 89 DEG 52' E 1337.40' TO POB EXCEPT PARCELS ON CODE P6-3-30A, P6-3-30B & P6-3-30C, P6-3-30D & P6-30E, P6-3-30F, P6-3-30H, P6-3-30I, P6-3-30J, P6-3-30L. 5.4 AC M/L 133/639 166/972 EXC HAINAULT.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/23/2017

MAP #:

2024 Est TCV 280,460 TCV/TFA: 158.63

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| SAUNA | 08/30/2021 | 2021-010-222 | FOUNDATION |
| GARAGE | 05/06/2016 | 2016-031-044 | COMPLETE |
| HOUSE | 08/20/2015 | 15-0179 | COMPLETE |

| | | |
|---|---|---|
| X | Improved | |
| | Vacant | |

**Public Improvements**

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/20/2009 | DATA ENTER |
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE | | | 3.840 Acres | | 7,125 | 100 | | 27,360 |
| | | | 3.84 Total Acres | | Total Est. Land Value = | | | 27,360 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 835 | 93 | 6,795 |
| Wood Frame | 25.77 | 160 | 95 | 3,917 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,712 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,680 | 126,550 | 140,230 | | | 101,170C |
| 2023 | 11,760 | 115,445 | 127,205 | | | 96,353C |
| 2022 | 11,760 | 101,255 | 113,015 | | | 91,765C |
| 2021 | 10,920 | 98,236 | 109,156 | | | 87,210C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2015 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1768 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 6
Floor Area: 1,768
Total Base New : 262,319 E.C.F.
Total Depr Cost: 246,580 X 0.983
Estimated T.C.V: 242,388

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 60 | CCP (1 Story) |
| 79 | CPP |
| 128 | 4in Concrete |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 432
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2015
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1768 SF Floor Area = 1768 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 | 1,768 | | |
| | | | Total: | 208,693 | 196,171 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,475 |
| Public Water | | | 1 | 1,462 | 1,374 |
| Porches | | | | | |
| CCP (1 Story) | | | 60 | 1,739 | 1,635 |
| CPP | | | 79 | 1,688 | 1,587 |
| 4in Concrete | | | 128 | 1,024 | 963 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | | |
| Base Cost | | | 864 | 36,072 | 33,908 |
| Storage Over Garage | | | 432 | 5,810 | 5,461 |
| Door Opener | | | 2 | 1,070 | 1,006 |
| | | | Totals: | 262,319 | 246,580 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 242,388

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-063-20 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. |
|---|---|---|---|---|---|---|---|---|
| ROSSI DAVID P TRUST | HAINAULT MICHAEL & BRANDI | 25,000 | 08/28/2009 | WD | 03-ARM'S LENGTH | | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

18820 SERMON RD

**Owner's Name/Address**

HAINAULT MICHAEL & BRANDI
18820 SERMON RD
HOUGHTON MI 49931

**Tax Description**

SEC 3 T54N R34W
PRT OF SE 1/4 OF SE 1/4 OF SEC 3; COM SE COR OF SEC 3; TH N 2 DEG 30' 00" W 181.23'; TH S 89 DEG 54' 08" W 976.26'; TH N 4 DEG 20' 30" E 291.91' TO POB; TH N 4 DEG 20' 30" E 291.52'; TH W 206.53'; TH S 2 DEG 30' 15" W 291.46'; TH N 89 DEG 58' 46" E 193.32' ML TO POB.
1.36 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 06/08/2011
MAP #:
2024 Est TCV 355,863 TCV/TFA: 171.75

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| DECK | 07/22/2021 | 2021-010-232 | FOUNDATION |
| HOUSE | 08/11/2010 | 10-206 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |
| LRK | 06/17/2011 | INSPECTED |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 292.00 | 206.00 | 1.0000 | 1.1719 | 115 | 100 | | 39,352 |
| 292 Actual Front Feet, 1.38 Total Acres | | | | | | | Total Est. Land Value = | 39,352 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.46 | 192 | 95 | 4,461 |

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 = | | | | 14,461 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,676 | 158,256 | 177,932 | | | 121,224C |
| 2023 | 17,110 | 144,670 | 161,780 | | | 115,452C |
| 2022 | 16,254 | 127,415 | 143,669 | | | 109,955C |
| 2021 | 15,399 | 115,341 | 130,740 | | | 87,339C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2010 | 0 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1344 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 2 | Average Fixture(s) |
| | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 9
Floor Area: 2,072
Total Base New : 337,662 E.C.F.
Total Depr Cost: 307,274 X 0.983
Estimated T.C.V: 302,050

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 156 | CCP (1 Story) |
| 2081 | Treated Wood |
| 456 | Treated Wood |

**(17) Garage**

Year Built: 2010
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: 1008
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2010
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 2072 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 | 728 | | |
| 1 Story | Siding | Basement | 448 | | |
| 1 Story | Siding | Basement | 168 | | |
| | | | Total: | 252,075 | 229,390 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 4,138 |
| Extra Toilet | 1 | 1,491 | 1,357 |
| Extra Sink | 1 | 929 | 845 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,333 |
| Public Water | 1 | 1,462 | 1,330 |
| Porches | | | |
| CCP (1 Story) | 156 | 4,132 | 3,760 |
| Deck | | | |
| Treated Wood | 456 | 6,954 | 6,328 |
| Treated Wood | 2081 | 26,450 | 24,069 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 1008 | 36,419 | 33,141 |
| Common Wall: 1 Wall | 1 | -2,628 | -2,391 |
| Door Opener | 2 | 1,070 | 974 |
| | Totals: | 337,662 | 307,274 |

Notes: PARTIAL
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 302,050

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-063-50 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: COMMERCIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| SERMON RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| Owner's Name/Address | P.R.E. 0% | | | | | |
| HOUGHTON CO RD COMMISSION<br>ROYCE RD<br>HANCOCK MI 49930 | MAP #: | | | | | |
| | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 1.45 Acres | | 0 | 100 | | 0 |
| | | | 1.45 Total Acres | | Total Est. Land Value = | | | 0 |

Public Improvements

- 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

Tax Description

P6-3-30I SEC 3 T54N R34W A PARCEL OF LAND IN SE 1/4 OF SE 1/4 OF SEC 3 D/F, COM AT SE COR, TH N 02 DEG 03' W 504' TH S 89 DEG 56'W 33' TO POB. TH S 89 DEG 56' W 797.25', TH S 01 DEG 34" E 75',TH 235.62' ALG THE ARC OF A 76DEG 23' 39" TO CURVE TO THE LEFT WH HAS A RADIUS OF 75' & WHOSE LONG CHORD BEARSN 89 DEG 56' E 150' TH N 01 DEG 34' W 9', TH N 89 DEG, 56' E 648.27', TH N 02 DEG 30' W 66' M/L TO POB. 1.45 A M/L

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2023 | EXEMPT | EXEMPT | EXEMPT | | | EXEMPT |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

Who When What

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-063-75 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. |
|---|---|---|---|---|---|---|---|---|
| ROSSI MARIAN & NYMAN MARJO | BOROSKI CHRISTOPHER & WHIT | 216,500 | 08/26/2019 | WD | 03-ARM'S LENGTH | 2019/04341 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

18861 SERMON RD

**Owner's Name/Address**

BOROSKI CHRISTOPHER & WHITNEY
18861 SERMON RD
HOUGHTON MI 49931

**Tax Description**

P6-3-30J SEC 3 T54N, R34W A PARCEL IN THE SE1/4 OF THE SE1/4 D/F
COMM AT THE SE COR OF SEC 3; TH N 2 DEG 30'0' W 181.23'; TH S 89 DEG 54'8" W 658.26' TO POB;
TH CONT S 89 DEG 54'8" W 318'; TH N 4 DEG 20'30" E 291.91'; TH N 89 DEG 48'46" E 110.01'; TH S 1 DEG 34'0" E 42'; TH 235.62' ALONG TH ARC OF A 75' RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS N 89 DEG 48'46" E 150'; TH N 1 DEG 34'0" W 9'; TH N 89 DEG 58'46" E 27.94'; TH S 1 DEG 34'0" E 257.74' TO POB AND CONT 1.67 ACRES M/L

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 09/09/2019
MAP #:
2024 Est TCV 358,842 TCV/TFA: 133.80

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| LP | 06/11/2009 | DATA ENTER |
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 262.00 | 258.00 | 1.0000 | 1.3115 | 115 | 100 | | 39,515 |
| 262 Actual Front Feet, 1.55 Total Acres | | | | | | | Total Est. Land Value = | 39,515 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,758 | 159,663 | 179,421 | | | 145,804C |
| 2023 | 17,181 | 145,672 | 162,853 | | | 138,861C |
| 2022 | 16,322 | 127,629 | 143,951 | | | 132,249C |
| 2021 | 15,463 | 127,861 | 143,324 | | | 128,025C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1788 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**

| | | |
|---|---|---|
| 900 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | Separate Shower |
| 1 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| 1 | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 22
Floor Area: 2,682
Total Base New : 416,471 E.C.F.
Total Depr Cost: 324,849 X 0.983
Estimated T.C.V: 319,327

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 224 | WGEP (1 Story) |
| 224 | Treated Wood |

**(17) Garage**

Year Built: 1991
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: 873
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1992
(11) Heating System: Forced Hot Water
Ground Area = 1788 SF Floor Area = 2682 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Pine Logs | Basement | 1,788 | | |
| | | | Total: | 323,162 | 252,067 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 900 | 17,028 | 13,282 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,373 |
| Separate Shower | | | 1 | 1,331 | 1,038 |
| Ceramic Tile Floor | | | 1 | 1,096 | 855 |
| Vent Fan | | | 1 | 247 | 193 |
| Ceramic Tub Alcove | | | 1 | 736 | 574 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,714 |
| Public Water | | | 1 | 1,462 | 1,140 |
| Porches | | | | | |
| WGEP (1 Story) | | | 224 | 16,047 | 12,517 |
| Deck | | | | | |
| Treated Wood | | | 224 | 4,372 | 3,410 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 873 | 39,521 | 30,826 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,050 |
| Door Opener | | | 2 | 1,070 | 835 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,075 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-063-80 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. |
|---|---|---|---|---|---|---|---|---|
| JOHNSON HEATH | RAFFAELLI KELLIE H & RICHA | 289,000 | 01/06/2020 | WD | 03-ARM'S LENGTH | 2020/00125 | DEED | 100.0 |
| SAYEN DANIEL J & LAURA M | JOHNSON HEATH | 272,000 | 12/26/2018 | WD | 03-ARM'S LENGTH | 2018/06328 | DEED | 100.0 |
| | | 25,000 | 11/01/2004 | WD | 03-ARM'S LENGTH | 166:972 | DEED | 0.0 |
| | | | | | | | | |

Property Address

18860 SERMON RD

Owner's Name/Address

RAFFAELLI KELLIE H & RICHARD J
18860 SERMON RD
HOUGHTON MI 49931

Tax Description

26-3-30L SEC 3 T54N R34W PAR IN SE 1/4 OF SE 1/4 D/F: COM AT SE COR OF SEC 3, TH N 2 DEG 30' 0" W 181.23 ', TH S 89 DEG 54' 8" W 976.26', TH N 4 DEG 20' 30" E 291.91' TO POB., TH N 4 DEG 20' 30" E 291.52', TH E 230', TH S 1 DEG 34' 0" E 257.7', TH S 89 DEG 58' 46" W 110.01' TO POB. BUT EXPRESSLY EXCEPTING FROM THIS CONVEYANCE THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONTAINED WITHIN THE FOLLOWING DESCRIPTION:
COM AT SE COR OF SEC 3, TH N 2 DEG 30' 0" W 181.23', TH S 89 DEG54' 8" W 976.26' , TH N 4 DEG 20' 30" E 258.83', TH N 89 DEG 58' 46" E 113.42' TO POB:
TH S 89 DEG 58' 46" W 118.55' TO PT OF CURVATURE OF A CON-TANGENT CURVE, CONCAVE TO THE E, HAVING A RADIUS OF 75'A CENT ANGLE OF 307 DEG 48' 46" AND A CHORD OF 65.98' BEARING N 0 DEG 1' 14" WTH N ALG
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/20/2020

MAP #:

2024 Est TCV 363,495 TCV/TFA: 154.48

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| PORCH | 06/06/2011 | 11-84 | COMPLETE |
| HOUSE | 05/03/2005 | 05-040 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |
| LRK | 06/17/2011 | INSPECTED |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 146.00 | 250.00 | 1.0000 | 1.2910 | 115 | 100 | | 21,676 |
| ACREAGE | | | 0.762 Acres | | 13,000 | 100 | | 9,906 |
| 146 Actual Front Feet, 1.60 Total Acres | | | | | | | Total Est. Land Value = | 31,582 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,791 | 165,957 | 181,748 | | | 159,889C |
| 2023 | 13,088 | 151,148 | 164,236 | | | 152,276C |
| 2022 | 12,617 | 132,408 | 145,025 | | | 145,025S |
| 2021 | 13,054 | 132,662 | 145,716 | | | 145,716S |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Ceramic Til
Other: Tile
Other: Carpeted

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 2353 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 9
Floor Area: 2,353
Total Base New : 370,457 E.C.F.
Total Depr Cost: 337,653 X 0.983
Estimated T.C.V: 331,913

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | WGEP (1 Story) |
| 384 | CPP |
| 240 | Treated Wood |

**(17) Garage**

Year Built: 2005
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: 483
% Good: 0
Storage Area: 300
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2005
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2353 SF Floor Area = 2353 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 | 2,353 | | | |
| | | | Total: | 310,315 | 282,386 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,138 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 120 | 10,723 | 10,294 | *9 |
| CPP | | | 384 | 5,910 | 5,378 | |
| Deck | | | | | | |
| Treated Wood | | | 240 | 4,572 | 4,161 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 483 | 21,566 | 19,625 | |
| Storage Over Garage | | | 300 | 4,035 | 3,672 | |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,391 | |
| Door Opener | | | 2 | 1,070 | 974 | |
| Fireplaces | | | | | | |
| Direct-Vented Gas | | | 1 | 2,957 | 2,691 | |
| | | | Totals: | 370,457 | 337,653 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 331,913

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-064-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47057 GREEN ACRES RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| WISTI DAVID E & MARY LOU<br>47057 GREEN ACRES RD<br>HOUGHTON MI 49931 | 2024 Est TCV 221,305 TCV/TFA: 138.14 | | | | | |

X Improved | Vacant

Public Improvements

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

Tax Description

P6-3-30A SEC 3 T54N R34W PART OF SE 1/4 OF SE 1/4 SEC 3 T54N R34WD/F, COM AT THE SE CORNER OF SAID SEC 3, TH N 2 DEG 30' W 180.90' ALONG SEC LINE, TH S 89 DEG 52' W 33' TO CO ROAD R/W POB, TH S 89 DEG 52' W 250', TH N 2 DEG 30' W 128.66', TH N 89 DEG 54' E 250' TH S 2 DEG 30' E 128.55' ALONG CO ROAD R/W TO POB. .74 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.74 Acres | | 13000 | 100 | | 9,620 |
| | | | 0.74 Total Acres | | | Total Est. Land Value = | | 9,620 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.95 | 180 | 46 | 2,066 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,066 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,810 | 105,843 | 110,653 | | | 63,076C |
| 2023 | 3,558 | 96,754 | 100,312 | | | 60,073C |
| 2022 | 3,558 | 84,788 | 88,346 | | | 57,213C |
| 2021 | 4,440 | 84,882 | 89,322 | | | 55,386C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1973 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | 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 | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1312 S.F.
Crawl: 290 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**

| | | |
|---|---|---|
| 480 | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 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 |
| 1 | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 29
Floor Area: 1,602
Total Base New : 303,241 E.C.F.
Total Depr Cost: 213,244 X 0.983
Estimated T.C.V: 209,619

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | WGEP (1 Story) |
| 64 | WGEP (1 Story) |
| 198 | WGEP (1 Story) |
| 32 | Treated Wood |
| 546 | Treated Wood |

**(17) Garage**

Year Built: 7
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: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1973
(11) Heating System: Forced Hot Water
Ground Area = 1602 SF Floor Area = 1602 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 | 1,312 | | |
| 1 Story | Siding | Crawl Space | 290 | | |
| | | | Total: | 198,753 | 141,116 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 480 | 8,702 | 6,178 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,501 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,682 |
| Ceramic Tile Floor | | | 2 | 1,932 | 1,372 |
| Vent Fan | | | 2 | 401 | 285 |
| Ceramic Tub Alcove | | | 1 | 670 | 476 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,162 |
| Public Water | | | 1 | 1,298 | 922 |
| Porches | | | | | |
| WGEP (1 Story) | | | 80 | 7,435 | 5,279 |
| WGEP (1 Story) | | | 64 | 6,432 | 4,567 |
| WGEP (1 Story) | | | 198 | 13,387 | 9,505 |
| Deck | | | | | |
| Treated Wood | | | 32 | 1,345 | 955 |
| Treated Wood | | | 546 | 7,649 | 5,431 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 17,237 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-065-00 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. |
|---|---|---|---|---|---|---|---|---|
| SAARI JAMES R & PATRICIA M | BATES ANGELA F | 137,500 | 03/03/2006 | WD | 03-ARM'S LENGTH | 168/1210 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47119 GREEN ACRES RD

Owner's Name/Address

BATES ANGELA F
47119 GREEN ACRES RD
HOUGHTON MI 49931

Tax Description

P6-3-30B SEC 3 T54N R34W
A PARCEL OF LAND IN THE SE 1/4 OF SE 1/4D/F COM AT SE COR OF SEC 3 T54N R34W, TH N 2 DEG 30' W 504' ALONG SEC LINE, TH S 89 DEG 56'#W 33' TO CO RD R/W & POB, TH CONT S 89 DEG 56' W 250', TH N 2 DEG 30'W 128.66', TH N 89 DEG 58' E 250', TH S 2 DEG 30' E 128.55' ALONG CO RD R/W TO POB. .73 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/03/2006

MAP #:

2024 Est TCV 184,026 TCV/TFA: 95.65

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2001 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 128.70 | 250.00 | 1.0000 | 1.2910 | 98 | 100 | | 16,283 |
| 129 Actual Front Feet, 0.74 Total Acres | | | | | | | Total Est. Land Value = | 16,283 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 940 | 64 | 1,829 |
| D/W/P: 4in Ren. Conc. | 8.00 | 100 | 74 | 592 |
| Wood Frame | 24.46 | 192 | 64 | 3,005 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,426 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,142 | 83,871 | 92,013 | | | 72,269C |
| 2023 | 7,311 | 76,767 | 84,078 | | | 68,828C |
| 2022 | 3,558 | 76,359 | 79,917 | | | 65,551C |
| 2021 | 4,440 | 76,442 | 80,882 | | | 63,457C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1972 | 0 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| 5 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(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 |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 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 |

Class: C
Effec. Age: 31
Floor Area: 1,924
Total Base New : 239,311 E.C.F.
Total Depr Cost: 165,124 X 0.983
Estimated T.C.V: 162,317

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | Treated Wood |
| 192 | Treated Wood |

**(17) Garage**

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: 2
Mech. Doors: 0
Area: 575
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1972
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1084 SF Floor Area = 1924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Bi-Level | Siding | Bi-Lev. 80% | 1,050 | | |
| 1 Story | Siding | Overhang | 34 | | |
| | | | Total: | 196,513 | 135,593 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,285 |
| Public Water | 1 | 1,462 | 1,009 |
| Deck | | | |
| Treated Wood | 80 | 2,216 | 1,529 |
| Treated Wood | 192 | 3,942 | 2,720 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 575 | 24,254 | 16,735 |
| Common Wall: 1 Wall | 1 | -2,628 | -1,813 |
| Door Opener | 2 | 1,070 | 738 |
| Fireplaces | | | |
| Interior 1 Story | 1 | 5,224 | 3,605 |
| Wood Stove | 1 | 2,497 | 1,723 |
| | Totals: | 239,311 | 165,124 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 162,317

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-066-00 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**

47083 GREEN ACRES RD

**Owner's Name/Address**

BINGHAM WILLIAM L & VIRGINIA
47083 GREEN ACRES RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

BINGHAM WILLIAM L & VIRGINIA
47083 GREEN ACRES RD
HOUGHTON MI 49931

**Tax Description**

P6-3-30C SEC 3 T54N R34W A PARCEL OF LAND IN THE SE 1/4 OF SE 1/4D/F COM AT THE SE COR OF SEC 3 T54N R34W TH N 2 DEG 30' W 180.90', TH S 89 DEG 54' W 283' TO POB, TH CONT S 89 DEG 54' W 134.20', TH N 2 DEG 30' W 257.50', TH N 89 DEG 56' E 382.83', TH S 2 DEG 30' E 128.55', TH N 89 DEG 56' E 250', TH S 2 DEG 30' E 128.66' TO POB. CONT 1.51 A

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 191,920 TCV/TFA: 128.98

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| X | Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| LP | 10/21/2008 | DATA ENTER |
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.510 | Acres | 11,947 | 100 | | 18,040 |
| | | | 1.51 | Total Acres | | Total Est. Land Value = | | 18,040 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,020 | 86,940 | 95,960 | | | 47,620C |
| 2023 | 7,232 | 79,445 | 86,677 | | | 45,353C |
| 2022 | 7,232 | 69,596 | 76,828 | | | 43,194C |
| 2021 | 7,530 | 69,731 | 77,261 | | | 41,815C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1972 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Wood |

**(7) Excavation**

Basement: 1296 S.F.
Crawl: 0 S.F.
Slab: 192 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 39
Floor Area: 1,488
Total Base New : 253,488 E.C.F.
Total Depr Cost: 176,887 X 0.983
Estimated T.C.V: 173,880

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 228 | CPP |
| 120 | WGEP (1 Story) |
| 100 | Treated Wood |

**(17) Garage**

Year Built: 1971
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: 480
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1972
(11) Heating System: Electric Baseboard
Ground Area = 1488 SF Floor Area = 1488 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 | 1,296 | | | *7 |
| 1 Story | Siding | Slab | 192 | | | *7 |
| | | | Total: | 205,734 | 142,982 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,160 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,380 | |
| Public Water | | | 1 | 1,462 | 1,038 | |
| Porches | | | | | | |
| CPP | | | 228 | 3,887 | 2,760 | *7 |
| WGEP (1 Story) | | | 120 | 10,723 | 7,613 | *7 |
| Deck | | | | | | |
| Treated Wood | | | 100 | 2,500 | 1,775 | *7 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 480 | 21,470 | 15,244 | *7 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,866 | |
| Fireplaces | | | | | | |
| Prefab 1 Story | | | 1 | 2,537 | 1,801 | |
| | | | Totals: | 253,488 | 176,887 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 173,880

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-067-00 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 |
|---|
| 18956 SERMON RD |

| Owner's Name/Address |
|---|
| LETT JOSEPH & ANNE TRUST<br>18956 SERMON RD<br>HOUGHTON MI 49931 |

| Tax Description |
|---|
| P6-3-30D SEC 3 T54N R34W PARCEL OF LAND IN SE 1/4 OF SE 1/4 OF SEC 3 T54N R34W D/F, COM AT SE COR, TH N 2 DEG 30' W 504.00', TH S 89 DEG 56' W 283.00' TO POB<br><br>TH S 89 DEG 56' W 132.47', TH N 2 DEG 10' W 257.50', TH E 131.11', TH S 2 DEG 30' E 257.32' TO POB, CONTAINS .77 A M/L. .77 A M/L. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 199,143 TCV/TFA: 159.57

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/05/2015 | 15-0084 | COMPLETE |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/05/2009 | DATA ENTER |
| TA | 09/29/2010 | INSPECTED |
| SC | 11/04/2001 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 257.00 | 132.00 | 1.0000 | 0.9381 | 115 | 100 | | 27,725 |
| 257 Actual Front Feet, 0.78 Total Acres | | | | | | | Total Est. Land Value = | 27,725 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,863 | 85,709 | 99,572 | | | 59,397C |
| 2023 | 12,055 | 78,218 | 90,273 | | | 56,569C |
| 2022 | 11,452 | 68,521 | 79,973 | | | 53,876C |
| 2021 | 10,849 | 72,925 | 83,774 | | | 52,155C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1974 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| 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 |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Plywood
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1248 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 186 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | 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 |
| 1 | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 23
Floor Area: 1,248
Total Base New : 226,132 E.C.F.
Total Depr Cost: 174,382 X 0.983
Estimated T.C.V: 171,418

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2015
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1974
(11) Heating System: Forced Hot Water
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,248 | | |
| | | | Total: | 185,002 | 142,450 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 186 | 6,527 | 5,287 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,666 |
| Public Water | | | 1 | 1,462 | 1,126 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 24,373 | 18,767 |
| Door Opener | | | 2 | 1,070 | 824 |
| Plumbing | | | | | |
| Ceramic Tile Wains | | | 1 | 2,201 | 1,695 |
| Ceramic Tub Alcove | | | 1 | 736 | 567 |
| | | | Totals: | 226,132 | 174,382 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 171,418

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-068-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 17,000 | 09/01/2004 | WD | 03-ARM'S LENGTH | 166:367 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 18908 SERMON RD |

| Owner's Name/Address |
|---|
| HOPP PATRICK D<br>18908 SERMON RD<br>HOUGHTON MI 49931 |

| Tax Description |
|---|
| P6-3-30E SEC 3 T54N R34W A PARCEL OF LAND IN THE SE 1/4 OF SE 1/4SEC 3 T54N R34W D/F COM AT SE COR OF SEC 3, TH N 2 DEG 30' W 504' ALONG SEC LINE, TH S 89 DEG 56' W 415.47' TO POB,<br>TH CONT S 89 DEG 56' W 264.78', TH N 1 DEG 34' W 257.70', TH DUE E 262.24', TH S 2 DEG 10' E 257.50'' TO POB. 1.54 A.<br>166/367 |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/17/1994

MAP #:

2024 Est TCV 291,703 TCV/TFA: 167.26

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2001 | DATA ENTER |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 257.00 | 262.00 | 1.0000 | 1.3216 | 115 | 100 | | 39,060 |
| 257 Actual Front Feet, 1.55 Total Acres | | | | | | | Total Est. Land Value = | 39,060 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,530 | 126,322 | 145,852 | | | 93,708C |
| 2023 | 16,983 | 115,060 | 132,043 | | | 89,246C |
| 2022 | 16,134 | 100,789 | 116,923 | | | 84,997C |
| 2021 | 15,285 | 100,989 | 116,274 | | | 82,282C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2004 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1744 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 9
Floor Area: 1,744
Total Base New : 282,431 E.C.F.
Total Depr Cost: 257,012 X 0.983
Estimated T.C.V: 252,643

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | Treated Wood |
| 35 | Treated Wood |

**(17) Garage**

Year Built: 2004
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 784
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2004
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1744 SF Floor Area = 1744 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 | 1,744 | | |
| | | | Total: | 240,120 | 218,509 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,138 |
| Deck | | | | | |
| Treated Wood | | | 120 | 2,884 | 2,624 |
| Treated Wood | | | 35 | 1,453 | 1,322 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 784 | 30,059 | 27,354 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,391 |
| Door Opener | | | 1 | 535 | 487 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,330 |
| Public Sewer | | | 1 | 1,462 | 1,330 |
| Fireplaces | | | | | |
| Prefab 1 Story | | | 1 | 2,537 | 2,309 |
| | | | Totals: | 282,431 | 257,012 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 252,643

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-069-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 25,000 | 01/01/2005 | WD | 03-ARM'S LENGTH | 167:387 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

18935 SERMON RD

**Owner's Name/Address**

PINTAR THOMAS M
18935 SERMON RD
HOUGHTON MI 49931

**Tax Description**

P6-3-30F SEC 3 T54N R34W A PARCEL OF LAND IN THE SE 1/4 OF SE 1/4, SEC 3 T54N R34W D/F, COM AT THE SE COR OF SEC 3, TH N 02 DEG 30' 00" W 181.23' (RECORD DIST 180.90') ALONG SEC LINE, TH S 89 DEG 54' 08" W 418.26' (RECORD BEARING & DIST S 89 DEG 52' OO" W 417.20') TO POB, TH CONT S 89 DEG 54' 08" W 240', TH N 01 DEG 34' OO" W 257.74', TH N 89 DEG 58' 46" E 237.50', TH S 02 DEG 07' 28" E (RECORD BEARING S 02 DEG 10" E) 257.50' TO POB. 1.58 A.(167/387)

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/11/2007

MAP #:

2024 Est TCV 276,090 TCV/TFA: 183.08

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 05/12/2005 | 05-062 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 02/06/2008 | DATA ENTER |
| TA | 09/27/2010 | I |
| SC | 11/04/2010 | D |

Land Value Estimates for Land Table 24.NEW PLATTED

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 257.00 | 240.00 | 1.0000 | 1.2649 | 115 | 100 | | 37,384 |
| 257 Actual Front Feet, 1.42 Total Acres | | | | | | | Total Est. Land Value = | 37,384 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,692 | 119,353 | 138,045 | | | 101,607C |
| 2023 | 16,254 | 108,740 | 124,994 | | | 96,769C |
| 2022 | 15,442 | 95,256 | 110,698 | | | 92,161C |
| 2021 | 14,629 | 95,445 | 110,074 | | | 89,217C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1508 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 12
Floor Area: 1,508
Total Base New : 275,946 E.C.F.
Total Depr Cost: 242,834 X 0.983
Estimated T.C.V: 238,706

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 156 | WGEP (1 Story) |
| 192 | Treated Wood |

**(17) Garage**

Year Built: 2005
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2005
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1508 SF Floor Area = 1508 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,508 | | |
| | | | Total: | 224,577 | 197,629 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,001 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,190 |
| Public Water | | | 1 | 1,462 | 1,287 |
| Porches | | | | | |
| WGEP (1 Story) | | | 156 | 12,556 | 11,049 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,942 | 3,469 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 624 | 25,659 | 22,580 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,313 |
| Door Opener | | | 2 | 1,070 | 942 |
| | | | Totals: | 275,946 | 242,834 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 238,706

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-071-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 47141 GREEN ACRES RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SIPOLA EDITH M<br>SIPOLA G, ET AL; LADY BIRD<br>47141 GREEN ACRES RD<br>HOUGHTON MI 49931 | 2024 Est TCV 196,694 TCV/TFA: 110.75 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 118.00 | 250.00 | 1.0000 | 1.2910 | 98 | 100 | | 14,929 |
| 118 Actual Front Feet, 0.68 Total Acres | | | | | | | Total Est. Land Value = | 14,929 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 176 | 74 | 396 |
| Wood Frame | 26.59 | 140 | 46 | 1,713 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,109 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,465 | 90,882 | 98,347 | | | 82,932C |
| 2023 | 6,703 | 82,933 | 89,636 | | | 78,983C |
| 2022 | 7,236 | 92,357 | 99,593 | | | 75,222C |
| 2021 | 6,855 | 92,485 | 99,340 | | | 72,819C |

Tax Description

P6-3-30H SEC 3 T54N R34W
A PARCEL OF LAND IN THE SE 1/4 OF SE 1/4 OF SEC 3 T54N R34W
D/F, COM AT SE COR OF SEC 3,
TH N 2 DEG 30' W 621.90' ALONG SEC LINE;
TH S 89 DEG 58' W 33' TO CO RDR/W & POB,
TH S 89 DEG 58' W 250', TH N 2 DEG 30' W 128.66', TH E 250', TH S 2 DEG 30' E 128.55' ALONG CO RD R/W TO POB.
EXCEXC .061 A SOLD TO SAARI 168/872 D/F COM AT SE COR OF SAID SEC 3 TH N02*30'W ALG E LINE OF SEC 621.90'; TH BS89*58'W 33' AND HTE POB; TH S89*58'W 250'; TH N02*30'W 10.65'; THN 89*58'E 250'; TH S02*30'E 10.65' TO POB.

TOTAL .669 A

Comments/Influences

| Who | When | What |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1978 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| 6 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(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 |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 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 |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 19
Floor Area: 1,776
Total Base New : 225,631 E.C.F.
Total Depr Cost: 182,763 X 0.983
Estimated T.C.V: 179,656

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | CPP |
| 176 | CPP |
| 140 | Treated Wood |
| 16 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1978
(11) Heating System: Forced Hot Water
Ground Area = 1200 SF Floor Area = 1776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Bi-Level | Siding | Bi-Lev.100% | 576 | | |
| 1 Story | Siding | Blt-in Gar. | 576 | | |
| 1 Story | Siding | Overhang | 48 | | |
| | | | Total: | 174,971 | 141,728 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Exterior | | | |
| Stone Veneer | 300 | 11,145 | 9,027 |
| Plumbing | | | |
| 2 Fixture Bath | 1 | 3,042 | 2,464 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,856 |
| Public Water | 1 | 1,462 | 1,184 |
| Porches | | | |
| CPP | 160 | 2,960 | 2,398 |
| CPP | 176 | 3,196 | 2,589 |
| Deck | | | |
| Treated Wood | 140 | 3,209 | 2,599 |
| Treated Wood | 16 | 715 | 579 |
| Garages | | | |
| Class: C Exterior: Block Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 576 | 25,471 | 20,632 |
| Common Wall: 2 Wall | 1 | -6,805 | -5,512 |
| Door Opener | 2 | 1,070 | 867 |
| Fireplaces | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-072-25 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. |
|---|---|---|---|---|---|---|---|---|
| | | 135,000 | 08/01/2001 | WD | 03-ARM'S LENGTH | 155:365 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46999 GREEN ACRES RD

**Owner's Name/Address**

HANNON LORI A & JAY F
46999 GREEN ACRES RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 09/11/2023
MAP #:
2024 Est TCV 319,612 TCV/TFA: 184.96

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 08/25/1991 | 91-291 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

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

**Tax Description**

P6-3-31A
SEC 3 T54N R34W
PT OF THE SE 1/4 OF SE 1/4 OF SEC 3 D/F;COMM AT THE SE COR OF SEC 3; TH N 2 DEG 3' W 53.23' ALONG SEC LINE; TH S 89 DEG 52' W 33.OO' TO POB; TH S 89 DEG 52' W 267.73'; TH S 2 DEG 30' E 53.23' TH N 89DEG 52' E 267.73' TH N 2 DEG 30' W 53.23' TO POB (SEE ALSO P6-10-1A1) CONTS .33 ACRE M/L
SEC 10 T54N R34W PT OF NE 1/4 OF NE 1/4 OF SEC 10 D/F; TH W'LY ALONG SEC LINE N 2 DEG 30' W 33.00' TO POB; TH S 85 DEG 52' W 267.73'; TH S 0 DEG 42' E 109.47; TH N 89 DEG 52 E 267.73'; TH N 9 DEG 42' W 109.47' TO POB(SEE ALSO P6-10-31A) .CONTS .66 ACRE M/L
010-260-018-25 COMBINED INTO THIS PARCEL FOR 2023

**Comments/Influences**

| Who | When | What |
|---|---|---|
| TA | 09/28/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

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Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.330 | Acres | 13,000 | 100 | | 4,290 |
| RATE 1 | | | 0.660 | Acres | 13,000 | 100 | | 8,580 |
| | | | 0.99 | Total Acres | | | Total Est. Land Value = | 12,870 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 3300 | 84 | 8,427 |
| D/W/P: 5in Ren. Conc. | 8.75 | 400 | 84 | 2,940 |
| D/W/P: 4in Ren. Conc. | 8.00 | 117 | 84 | 786 |
| Wood Frame | 24.46 | 192 | 46 | 2,160 |
| Total Estimated Land Improvements True Cash Value = | | | | 14,313 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,435 | 153,371 | 159,806 | | | 103,202C |
| 2023 | 4,760 | 140,100 | 144,860 | | 144,860A | 98,288C |
| 2022 | 1,587 | 116,755 | 118,342 | | | 90,435C |
| 2021 | 1,980 | 116,921 | 118,901 | | | 87,546C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1989 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| X | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: Solid X H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1728 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 26
Floor Area: 1,728
Total Base New : 350,966 E.C.F.
Total Depr Cost: 297,486 X 0.983
Estimated T.C.V: 292,429

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 140 | CCP (1 Story) |
| 403 | Treated Wood |

**(17) Garage**

Year Built: 1989
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: 912
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1989
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1728 SF Floor Area = 1728 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 | 1,728 | | | *8 |
| | | | Total: | 238,211 | 200,203 | |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Exterior | | | |
| Brick Veneer | 160 | 2,691 | 2,314 |
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,910 |
| 2 Fixture Bath | 1 | 3,042 | 2,616 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,094 |
| Public Water | 1 | 1,462 | 1,257 |
| Porches | | | |
| CCP (1 Story) | 140 | 3,746 | 3,222 |
| Foundation: Shallow | 140 | -1,079 | -928 |
| Deck | | | |
| Treated Wood | 403 | 6,416 | 5,518 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | |
| Base Cost | 912 | 40,940 | 35,208 |
| Common Wall: 1 Wall | 1 | -2,628 | -1,945 |
| Door Opener | 2 | 1,070 | 920 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Door Opener | 2 | 1,070 | 920 |
| Base Cost | 1344 | 46,717 | 40,177 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-072-50 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**

47031 GREEN ACRES RD

**Owner's Name/Address**

MANDERFIELD PETER J & LESLIE A
47031 GREEN ACRES RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

MANDERFIELD PETER J & LESLIE A
47031 GREEN ACRES RD
HOUGHTON MI 49931

**Tax Description**

SEC 3 T54N R34W PAR OF LAND IN SE 1/4 OF SE 1/4 D/F; COMM AT SE COR OF SEC 3; TH N 2 DEG 30' W 53.23'; TH S 89 DEG 52' W 33' TO POB. TH N 2 DEG 30' W 127.67'; TH S 89 DEG 52' W 535.46'; TH S 2 DEG 30' E 127.67';TH N 89 DEG 52' E 535.46' TO POB. 1.57 A
&
COM AT E 1/4 POST OF SEC 3, TH S 2 DEG 30' E 2300.23' TO POB, TH CONTINUE S 2 DEG 30' E 183.17' TO SE SECCOR; TH W'LY ALONG SEC LN 588.46' TO POB; TH N 0 DEG 48' E 222.50' M/L TH S 89 DEG 22' W 407.93'; TH S 0 DEG E 222.50' M/L; TH N 89 DEG 22' E 407.93'M/L TO POB. 2.84 A M/L
&
COM @ SE 1/4 COR; TH N 2 DEG 30'W 53.23'ALG E SEC LN & C/L OF CO RD; TH S 89 DEG 52' W 300.73' TO POB; TH S 89 DEG 52'W 267.73'; TH S 2 DEG 30' E 53.23';
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/19/1994
MAP #:
2024 Est TCV 223,974 TCV/TFA: 120.68

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 06/02/1992 | 92-289 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

- 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 |
|---|---|---|
| TA | 09/28/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 5.650 Acres | | 5,799 | 100 | | 32,763 |
| | | | 5.65 Total Acres | | Total Est. Land Value = | | | 32,763 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2600 | 79 | 6,244 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,244 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,382 | 95,605 | 111,987 | | | 67,674C |
| 2023 | 12,988 | 87,497 | 100,485 | | | 64,452C |
| 2022 | 7,350 | 55,718 | 63,068 | | | 51,932C |
| 2021 | 7,710 | 55,824 | 63,534 | | | 50,273C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1981 | 1992 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Block |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 884 S.F.
Slab: 168 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 1,856
Total Base New : 272,704 E.C.F.
Total Depr Cost: 188,166 X 0.983
Estimated T.C.V: 184,967

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | CCP (2 Story) |
| 192 | Treated Wood |

**(17) Garage**

Year Built: 1981
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: 676
% Good: 0
Storage Area: 250
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1981
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1082 SF Floor Area = 1856 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 | 442 | | |
| 1.75 Story | Siding | Crawl Space | 442 | | |
| 1 Story | Siding | Slab | 168 | | |
| 1 Story | Siding | Overhang | 30 | | |
| | | | Total: | 222,417 | 153,468 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,137 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,285 |
| Public Water | 1 | 1,462 | 1,009 |
| Porches | | | |
| CCP (2 Story) | 40 | 1,506 | 1,039 |
| Foundation: Shallow | 40 | -563 | -388 |
| Deck | | | |
| Treated Wood | 192 | 3,942 | 2,720 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | |
| Base Cost | 676 | 32,827 | 22,651 |
| Storage Over Garage | 250 | 3,363 | 2,320 |
| Common Wall: 1 Wall | 1 | -2,628 | -1,813 |
| Door Opener | 2 | 1,070 | 738 |
| | Totals: | 272,704 | 188,166 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 184,967

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-072-75 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. |
|---|---|---|---|---|---|---|---|---|
| | | 990 | 12/01/1996 | WD | 03-ARM'S LENGTH | 138:301 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-3-31C SEC 3 T54N R34W PARC IN SE 1/4 OF SE 1/4 ;COM @ SE SEC COR; TH N 2 DEG 30' W 180.90'; TH S 89 DEG 36' W 970.14' TO POB; TH S 89 DEG 36' W 366.56'; TH S 00 DEG 49'08" E 222.50' TO SEC LN; TH E TO A PT THAT IS S 2 DEG 30' W OF POB; TH N 2 DEG 30' W TO POB. 1.872 A M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 19,488

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| TA | 09/28/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.872 Acres | | 10,410 | 100 | | 19,488 |
| | | | 1.87 Total Acres | | Total Est. Land Value = | | | 19,488 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,744 | 0 | 9,744 | | | 907C |
| 2023 | 7,947 | 0 | 7,947 | | 7,947R | 864C |
| 2022 | 7,947 | 0 | 7,947 | | 7,947R | 823C |
| 2021 | 8,616 | 0 | 8,616 | | 8,616R | 797C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-402-90 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

Owner's Name/Address

MOYLE REAL ESTATE & DEVELOPMENT CO
PO BOX 399
HOUGHTON MI 49931

Tax Description

SEC 3 T54N R34W
PRT OF THE SE 1/4 OF SEC 3 T54N R34W
COM @ THE S ¼ CRN SEC 3; TH N03*38'42"E
1231.09' AND POB;
TH N03*38'42"E 69.89';
TH N85*24'32"E 741.46';
TH S02*42'51"W 93.18';
TH S68*05'37"W 501.37';
TH N03*38'42"E 177.48';
TH S81*29'52"W 164.97';
TH S89*12'25"W 122.09' TO POB;
010-253-057-50 SPLIT INTO 010-253-402-90
& 010-253-403-10 FOR 2024

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 99,078

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 77.65 | 708.00 | 1.5066 | 1.1348 | 500 | 75 | MIXED FRONTAGE | 49,778 |
| STANDARD COMMERCIAL | | | 0.986 Acres | | 50,000 | 100 | | 49,300 |
| 70 Actual Front Feet, 2.31 Total Acres | | | | | | | Total Est. Land Value = | 99,078 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 49,539 | 0 | 71,500 | 49,539M | | 38,120C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-253-403-10 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

Owner's Name/Address

MOYLE REAL ESTATE & DEVELOPMENT CO
PO BOX 399
HOUGHTON MI 49931

Tax Description

SEC 3 T54N R34W
PRT OF THE SE 1/4 OF SEC 3 T54N R34W
COM @ THE S ¼ CRN SEC 3; TH N03*38'42"E 1231.09'; TH N89*12'25"E 33.10' TO THE E ROW OF JANOVOSKY RD AND POB;
TH N89*12'25"E 88.99';
TH N81*29'52"E 164.97';
TH S03*38'42"W 177.48';
TH S68*05'37"W 176.64';
TH N71*48'55"W 96.63';
TH N03'38'42"E 188.56' TO POB
PARCEL A.
010-253-057-50 SPLIT INTO 010-253-402-90 & 010-253-403-10 FOR 2024

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 86,712

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|
| TA | 09/27/2010 | INSPECTED |
| SC | 11/04/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 184.71 | 274.00 | 1.2131 | 1.0320 | 500 | 75 | MIXED FRONTAGE | 86,712 |
| 189 Actual Front Feet, 1.15 Total Acres | | | | | | | Total Est. Land Value = | 86,712 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 43,356 | 0 | 71,500 | 43,356M | | 33,804C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-008-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | 120,000 | 12/01/1994 | WD | 03-ARM'S LENGTH | 129:297 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-10-3 SEC 10 T54N R34W
PART OF NE 1/4 OF NE 1/4 D/F,
BEG AT SE COR OF NE 1/4, TH N 1460', TH W 33' TO POB, TH N 200', TH W 200', TH S 200', TH E 200' TO POB. .92 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 22,632

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 200.00 | 200.00 | 1.0000 | 1.1547 | 98 | 100 | | 22,632 |
| 200 Actual Front Feet, 0.92 Total Acres | | | | | | | Total Est. Land Value = | 22,632 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,316 | 0 | 11,316 | | | 1,146C |
| 2023 | 10,162 | 0 | 10,162 | | | 1,092C |
| 2022 | 9,700 | 0 | 9,700 | | | 1,040C |
| 2021 | 9,815 | 0 | 9,815 | | | 1,007C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-009-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAUX FAMILY TRUST | LAUX JACK Y & DONNA M | 0 | 03/18/2013 | QC | 03-ARM'S LENGTH | 2013/02865 | DEED | 0.0 |
| LAUX JOHN Y & DONNA M | LAUX FAMILY TRUST | 0 | 02/27/2008 | QC | 09-FAMILY | 2008/03183 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

LAUX JACK Y & DONNA M
47150 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-10-4 SEC 10 T54N R34W NW 1/4 OF NE 1/4. 40 A.

Comments/Influences

Class: AGRICULTURAL-VACAN Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/17/1994 Qual. Ag.

MAP #:

2024 Est TCV 59,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 40.000 Acres | | 1,475 | 100 | | 59,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 59,000 |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,500 | 0 | 29,500 | | | 8,948C |
| 2023 | 21,400 | 0 | 21,400 | | | 8,522C |
| 2022 | 20,000 | 0 | 20,000 | | | 8,117C |
| 2021 | 20,500 | 0 | 20,500 | | | 7,858C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | 120,000 | 12/01/1994 | WD | 03-ARM'S LENGTH | 129:297 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-10-5 SEC 10 T54N R34W N 1/2 OF N 1/2 OF SW 1/4 OF NE 1/4. 10 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 45,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 10.000 | Acres | 4,500 | 100 | | 45,000 |
| | | | 10.00 | Total Acres | | | Total Est. Land Value = | 45,000 |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 0 | 22,500 | | | 2,575C |
| 2023 | 16,000 | 0 | 16,000 | | | 2,453C |
| 2022 | 16,000 | 0 | 16,000 | | | 2,337C |
| 2021 | 19,000 | 0 | 19,000 | | | 2,263C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-011-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | 120,000 | 12/01/1994 | WD | 03-ARM'S LENGTH | 129:297 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-10-6 SEC 10 T54N R34W S 1/2 OF N 1/2 OF SW 1/4 OF NE 1/4. 10 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 45,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

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

KH 09/15/2010 INSPECTED
SC 11/08/2010 DATA ENTER

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 10.000 Acres | | 4,500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 45,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 0 | 22,500 | | | 2,575C |
| 2023 | 16,000 | 0 | 16,000 | | | 2,453C |
| 2022 | 16,000 | 0 | 16,000 | | 16,000R | 2,337C |
| 2021 | 19,000 | 0 | 19,000 | | 19,000R | 2,263C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD JAMES & DENISE | MANDERFIELD JAMES | 0 | 06/15/2004 | QC | 03-ARM'S LENGTH | 2014/01978 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

SCOUT CAMP RD

Owner's Name/Address

MANDERFIELD JAMES E
46704 SCOUT CAMP RD
PO BOX 177
ATLANTIC MINE MI 49905

Tax Description

P6-10-7 SEC 10 T54N R34W
S 1/2 OF SW 1/4 OF NE 1/4. 20 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/17/1994

MAP #:

2024 Est TCV 68,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 0 | 34,000 | | | 2,174C |
| 2023 | 22,000 | 0 | 22,000 | | | 2,071C |
| 2022 | 22,000 | 0 | 22,000 | | | 1,973C |
| 2021 | 22,000 | 0 | 22,000 | | | 1,910C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | 120,000 | 12/01/1994 | WD | 03-ARM'S LENGTH | 129:297 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-10-8 SEC 10 T54N R34W PART OF SE 1/4 OF NE 1/4 COM AT E 1/4 POST, TH N 0 DEG 47' W 1159.76' TO POB, TH S 88 DEG 48' W 1336.3', TH S 0 DEG 23' W 581.79', TH N 88 DEG 47' E 1347.3', TH N 0 DEG 42' W 580.99' TO POB. 17.91 A. EXCLUDING THAT PORTION OF PARCEL 010-260-023-00 THAT LIES WITHIN THIS PARCEL

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 173,666

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

KH 09/15/2010 INSPECTED
SC 11/08/2010 DATA ENTER

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 530.00 | 1340.00 | 1.0000 | 2.9889 | 98 | 100 | | 155,242 |
| RATE 1 | | | | 1.606 Acres | 11,472 | 100 | | 18,424 |
| 530 Actual Front Feet, 17.91 Total Acres | | | | | | | Total Est. Land Value = | 173,666 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 86,833 | 0 | 86,833 | | | 3,572C |
| 2023 | 77,122 | 0 | 77,122 | | | 3,402C |
| 2022 | 73,953 | 0 | 73,953 | | 73,953R | 3,240C |
| 2021 | 75,143 | 0 | 75,143 | | 75,143R | 3,137C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | 120,000 | 12/01/1994 | WD | 03-ARM'S LENGTH | 129:297 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-10-9
SEC 10 T54N R34W PART OF SE 1/4 OF NE 1/4
COM AT E 1/4 POST THE POB,
TH N 0 DEG 42' W 578.77',
TH S 88 DEG 47' W 1347',
TH S 0 DEG 23' W 584.04',
TH N 88 DEG 34' E 1358.1' TO POB
LESS PARCEL D/F
COM AT 1/4 POST ON SE COR OF SE 1/4 OF NE 1/4, TH W AT RT ANGS WITH SEC LINE BTW SECS 10 & 11 483', TH N AT RT ANGS WITH LAST DESC LINE 250' TO A PT WH IS SW COR OF LAND CONVEYED, TH RUN E AT RT ANGS WITH LAST DESC LINE 100', TH N AT RT ANGS WITH LAST DESC LINE 50', TH RUN W AT RT ANGS WITH LAST DESC LINE 100', TH S AT RT ANGWITH LAST DESC LINE 50' TO POB
KNOWN AS LOT 7, BLK 6 PRIVATE PLAT OF VLG OF MANDERFIELD

***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 99,243

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Public Improvements

- [ ] 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 |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/09/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 578.00 | 1200.00 | 0.6129 | 2.8284 | 85 | 100 | | 85,173 |
| RATE 1 | | | 1.107 Acres | | 12,710 | 100 | | 14,070 |
| 578 Actual Front Feet, 17.03 Total Acres | | | | | | | Total Est. Land Value = | 99,243 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 49,622 | 0 | 49,622 | | | 3,016C |
| 2023 | 42,397 | 0 | 42,397 | | | 2,873C |
| 2022 | 44,401 | 0 | 44,401 | | 44,401R | 2,737C |
| 2021 | 46,403 | 0 | 46,403 | | 46,403R | 2,650C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-014-10 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

Owner's Name/Address

MOYLE REAL ESTATE & DEVELOPMENT CO
PO BOX 399
HOUGHTON MI 49931

Tax Description

SEC 10 T54N R34W
PART OF E 66' OF SE 1/4 OF NE 1/4; COM E 1/4 COR OF SEC 10;
TH N 01 DEG 13' 00" W ALONG E LINE OF SAID SEC 521.48';
TH S 59 DEG 27' 41" W 75.70';
TH S 01 DEG 13' 00" E PARALLEL TO SD E LINE OF SD SECTION, 483.01' TO E-W 1/4 LINE OF SD SEC, TH E, ALONG SD E-W 1/4 LINE 66' TO POB.
0.73A

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 9,490

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.73 Acres | | 13000 | 100 | | 9,490 |
| | | | 0.73 Total Acres | | Total Est. Land Value = | | | 9,490 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,745 | 0 | 4,745 | | | 2,259C |
| 2023 | 3,510 | 0 | 3,510 | | | 2,152C |
| 2022 | 3,510 | 0 | 3,510 | | | 2,050C |
| 2021 | 4,380 | 0 | 4,380 | | | 1,985C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-10-9A SEC 10 T54N R34W PART OF SE 1/4 OF NE 1/4 SEC 10 T54N R34W D/F, COM AT THE 1/4 POST AT SE COR OF SE 1/4 OF NE 1/4, TH W AT RIGHT ANGLES WITH SEC LINE BETWEEN SEC'S 10 AND 11 - 533'. .12 A.

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 1,560

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

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 |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.120 Acres | | 13,000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 0 | 780 | | | 352C |
| 2023 | 577 | 0 | 577 | | | 336C |
| 2022 | 577 | 0 | 577 | | | 320C |
| 2021 | 720 | 0 | 720 | | | 310C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-016-00 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 | 06/01/1997 | WD | 03-ARM'S LENGTH | 139:815 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| GREEN ACRES RD |

| Owner's Name/Address |
|---|
| MICHIGAN TECH UNIV BD OF CONTROL<br>1400 TOWNSEND DR<br>HOUGHTON MI 49931 |

| Tax Description |
|---|
| P6-10-1 SEC 10 T54N R34W<br>PART OF NE 1/4 OF NE 1/4 D/F, COM AT E 1/4 POST OF SEC 10, TH RUN N 0 DEG 42' W 2316.11' TO POB, TH S 89 DEG 22' W 1338.50' TH S 1 DEG 2' E 583.53', TH N 89 DEG 9' E 1335.30', TH N 0 DEG 42' W 578.98' TO POB EXCEPT PARCELS SOLD ON CODE P6-10-1A & P6-10-1B & P6-10-1C.<br>14.84 A. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| | | |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 15 ACRE | | | 14.84 Acres | | 3800 | 100 | | 56,392 |
| | | | 14.84 Total Acres | | Total Est. Land Value = | | | 56,392 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-017-00 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. |
|---|---|---|---|---|---|---|---|---|
| SCHUSTER LLOYD E & ELAINE | KEMPER ANDREW W | 121,000 | 05/20/2010 | WD | 03-ARM'S LENGTH | 2010/02583 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46891 GREEN ACRES RD

Owner's Name/Address

KEMPER ANDREW M
41635 HALF MOON BEACH RD
CHASSELL MI 49916

Tax Description

P6-10-1A SEC 10 T54N R34W A PARCEL OF LAND IN THE NE 1/4 OF NE 1/4, SEC 10 T54N R34W D/F, COM AT NE COR OF SEC 10, TH S 0 DEG 42' E 397.80' ALONG SEC LINE, TH S 89 DEG 19' W 33' TOCO RD R/W & POB, TH S 0 DEG 42' E 256.60', TH S 89 DEG 15' W 250' TH N 0 DEG 42' W 257.34' TH N 89 DEG 19' E 250'TO POB. 1.52 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 167,910 TCV/TFA: 154.90

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.520 | Acres | 11,895 | 100 | | 18,080 |
| | | | 1.52 Total Acres | | | Total Est. Land Value = | | 18,080 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 1120 | 64 | 2,179 |
| Wood Frame | 26.59 | 140 | 46 | 1,713 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,892 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,040 | 74,915 | 83,955 | | | 66,273C |
| 2023 | 7,251 | 68,492 | 75,743 | | | 63,118C |
| 2022 | 7,251 | 60,042 | 67,293 | | | 60,113C |
| 2021 | 7,560 | 60,041 | 67,601 | | | 58,193C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other: Tile

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1084 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 26
Floor Area: 1,084
Total Base New : 200,622 E.C.F.
Total Depr Cost: 148,462 X 0.983
Estimated T.C.V: 145,938

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 44 | WCP (1 Story) |
| 96 | Treated Wood |

**(17) Garage**

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: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1970
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1084 SF Floor Area = 1084 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 | 1,084 | | |
| | | | Total: | 159,757 | 118,222 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,523 |
| Public Water | | | 1 | 1,462 | 1,082 |
| Porches | | | | | |
| WCP (1 Story) | | | 44 | 2,816 | 2,084 |
| Deck | | | | | |
| Treated Wood | | | 96 | 2,452 | 1,814 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 624 | 30,932 | 22,890 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,945 |
| Door Opener | | | 2 | 1,070 | 792 |
| | | | Totals: | 200,622 | 148,462 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 145,938

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 1 | 02/01/2000 | WD | 03-ARM'S LENGTH | 149:894 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

GREEN ACRES RD

Owner's Name/Address

BAKKILA GARY & CECILIA
19586 CHASSELL PAINESDALE RD
CHASSELL MI 49916

Tax Description

P6-10-1A1 SEC 10 T54N R34W PARC IN NE 1/4 OF NE 1/4 OF SEC 10 T54N R34W D/F, COM AT NE COR OF SEC 10, TH S 89 DEG 52' W 33' TO W CO RD ROW; TH S 00 DEG 42' E 175.47' ALG SD ROW; TH S 89 DEG 52' W 400.02' TO POB; TH S 89 DEGW 533.88'; TH S 02 DEG 30' W 120.33 M/L TH N 89 DEG 22' E 533.88' M/L; TH N 02 DEG 30' E 120.33' TO POB. 1.47 A M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 17,700

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.470 | Acres | 12,041 | 100 | | 17,700 |
| | | | 1.47 | Total Acres | | Total Est. Land Value = | | 17,700 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,850 | 0 | 8,850 | | | 1,990C |
| 2023 | 7,068 | 0 | 7,068 | | | 1,896C |
| 2022 | 7,068 | 0 | 7,068 | | | 1,806C |
| 2021 | 7,410 | 0 | 7,410 | | | 1,749C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-018-25 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. |
|---|---|---|---|---|---|---|---|---|
| | | 135,000 | 08/01/2001 | WD | 03-ARM'S LENGTH | 155:365 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

GREEN ACRES RD

**Owner's Name/Address**

JANOVSKY DONALD & MARLIENE, ESTATE
46999 GREEN ACRES RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

JANOVSKY DONALD & MARLENE
3431 E CANARY CT
CHANDLER AZ 85286

**Tax Description**

P6-10-1A1A
SEC 10 T54N R34W PT OF NE 1/4 OF NE 1/4 OF SEC 10 D/F; TH W'LY ALONG SEC LINE N 2 DEG 30' W 33.00' TO POB; TH S 85 DEG 52' W 267.73'; TH S 0 DEG 42' E 109.47; TH N 89 DEG 52 E 267.73'; TH N 9 DEG 42' W 109.47' TO POB(SEE ALSO P6-10-31A) .CONTS .66 ACRE M/L

COMBINED INTO 010-253-072-25 FOR 2023

**Comments/Influences**

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Class: RESIDENTIAL-COMMON Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| OTHER | 11/09/2022 | 2022-999-888 | FOUNDATION |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.660 | Acres | 13,000 | 0 | SEE 010-253-072-25 | 0 |
| | | | 0.66 | Total Acres | | | Total Est. Land Value = | 0 |

| 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 | 3,173 | 0 | 3,173 | | | 3,173S |
| 2021 | 3,960 | 0 | 3,960 | | | 3,960S |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-018-40 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. |
|---|---|---|---|---|---|---|---|---|
| | | 990 | 12/01/1996 | WD | 03-ARM'S LENGTH | 138:301 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-10-1A1C SEC 10 T54N R34W PARC IN NE 1/4 OF NE 1/4; COM @ NE COR OF SEC; TH S 89 DEG 36' W 970.14' TO POB TH S 89 DEG 36' W 366.56'; TH S 01 DEG 09'36" E 361.56'; TH N 89 DEG 22' E 381.49'; TH N 2 DEG 30' W TO POB. 3.17 A M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 24,680

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 3.170 | Acres | 7,785 | 100 | | 24,680 |
| | | | 3.17 | Total Acres | | Total Est. Land Value = | | 24,680 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,340 | 0 | 12,340 | | | 907C |
| 2023 | 10,755 | 0 | 10,755 | | 10,755A | 864C |
| 2022 | 22,105 | 0 | 22,105 | | 22,105R | 823C |
| 2021 | 22,587 | 0 | 22,587 | | 22,587R | 797C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-018-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 10 | 12/01/1996 | WD | 03-ARM'S LENGTH | 138:363 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

HIGHWAY M26

**Owner's Name/Address**

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 16,174

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

**Tax Description**

P6-10-1A1D SEC 10 T54N R34W PARC IN NE 1/4 OF NE 1/4; COM @ NE SEC COR; TH S 00 DEG 42' E 109.47' ALG SEC LN; TH S 89 DEG 52' W 33' TO POB ON W ROW OF GREEN ACRES RD;
TH S 89 DEG 52' W933.88' TO E BDRY OF TOWER PARC;
TH S 02DEG 30' E 66.05';
TH N 89 DEG 52' E 931.81' TO W ROW OF GREEN ACRES RD; TH N 00 DEG 42' W 66' TO POB. 1.42 A M/L

**Comments/Influences**

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 66.05 | 936.50 | 1.0000 | 2.4987 | 98 | 100 | | 16,174 |
| 66 Actual Front Feet, 1.42 Total Acres | | | | | | | Total Est. Land Value = | 16,174 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,087 | 0 | 8,087 | | | 407C |
| 2023 | 7,262 | 0 | 7,262 | | 7,262A | 388C |
| 2022 | 7,329 | 0 | 7,329 | | 7,329R | 370C |
| 2021 | 7,329 | 0 | 7,329 | | 7,329R | 359C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-019-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 48,000 | 02/01/1996 | WD | 03-ARM'S LENGTH | 134:343 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46951 GREEN ACRES RD

Owner's Name/Address

KLEIN KEN L & LYNN M
46951 GREEN ACRES RD
HOUGHTON MI 49931

Tax Description

P6-10-1A2 SEC 10 T54N R34W A PARCEL OF LAND IN NE 1/4 OF NE 1/4 SEC10 T54N R34W D/F, COM AT NE COR OF SEC 10, TH S 0 DEG 42' E 285.80' ALONG SEC LINE & C/L OF CO RD, TH S 89 DEG 22' W 33' TO CO RD R/W & POB, TH S 0 DEG 42' E 112', TH S 89 DEG 22' W 400', TH N 0 DEG 42' W 112', TH N 89 DEG 22' E 400' TO POB. ALSO THE S 10' OF FOLLOWING; COM @ NE 1/4 COR; TH S 89 DEG 52' W 33' TO W CO RD ROW; TH S 00 DEG 42' E 175.47' ALG SD ROW & POB;TH S 89 DEG 52' W 400.02'; TH S 00 DEG 42" E 123.82'; TH N 89 DEG 22' E 400';THN 00 DEG 42' W 120.33' TO POB. 1.09 AC M/L ALSO PART NE 1/4 OF NE 1/4; COM NE 1/4 COR; TH S 89 DEG 52' W 33' TO W CO RD ROW; TH S 00 DEG 42' E 175.47' ALG ROW & POB; TH S 89 DEG 52' W 400.02'; TH S 00 DEG 42' E 123.82'; TH N 89 DEG 22' E 400'; TH N 00 DEG 42' 120.33' TO POB. EXC S 10' THEREOF. 1.04 A. M/L TOTAL ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 168,745 TCV/TFA: 146.48

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.130 Acres | | 9,695 | 100 | | 20,650 |
| | | | 2.13 Total Acres | | | Total Est. Land Value = | | 20,650 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 96 | 84 | 645 |
| D/W/P: Asphalt Paving | 3.04 | 1920 | 69 | 4,028 |
| D/W/P: 4in Ren. Conc. | 8.00 | 104 | 69 | 574 |
| Wood Frame | 26.59 | 140 | 94 | 3,500 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,747 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,325 | 74,048 | 84,373 | | | 58,902C |
| 2023 | 6,328 | 68,002 | 74,330 | | | 56,098C |
| 2022 | 6,328 | 59,673 | 66,001 | | | 53,427C |
| 2021 | 9,260 | 59,526 | 68,786 | | | 51,721C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1975 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 3 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1152 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1000 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 1,152
Total Base New : 240,265 E.C.F.
Total Depr Cost: 141,758 X 0.983
Estimated T.C.V: 139,348

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | CPP |
| 218 | Treated Wood |

**(17) Garage**

Year Built: 1975
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1975
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 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 | 1,152 | | |
| | | | Total: | 168,293 | 99,295 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1000 | 35,090 | 20,703 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,809 |
| Public Water | | | 1 | 1,462 | 863 |
| Porches | | | | | |
| CPP | | | 40 | 1,016 | 599 |
| Deck | | | | | |
| Treated Wood | | | 218 | 4,295 | 2,534 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 14,324 |
| Door Opener | | | 2 | 1,070 | 631 |
| | | | Totals: | 240,265 | 141,758 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 139,348

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| KONOSKY MARGARET L | HOLDEN DAVID O & ELIZABETH | 120,000 | 12/28/2015 | WD | 03-ARM'S LENGTH | 2016/00052 | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46855 GREEN ACRES RD

**Owner's Name/Address**

HOLDEN DAVID O & ELIZABETH A
46855 GREEN ACRES RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

HOLDEN DAVID O & ELIZABETH A
PO BOX 672
HOUGHTON MI 49931

**Tax Description**

P6-10-1C
SEC 10 T54N R34W
A PARCEL OF LAND IN THE NE 1/4 OF NE 1/4 D/F, COM AT NE COR OF SEC 10 T54N R34W, TH S 0 DEG 42' E 720.40' ALONG SEC LINE, TH S 89 DEG 15' 30" W 33' TO CO RD R/W & POB,
TH S 0 DEG42' E 256.60' ALONG R/W,
TH S 89 DEG 09' W 250', TH N 0 DEG 42' W 257.34', TH N 89 DEG 15' 30" E 250' TO POB. 1.48 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/16/2016

MAP #:

2024 Est TCV 198,410 TCV/TFA: 143.15

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 12/07/2022 | 2022-010-147 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/06/2009 | DATA ENTER |
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 256.00 | 250.00 | 1.0000 | 1.2910 | 98 | 100 | | 32,388 |
| 256 Actual Front Feet, 1.47 Total Acres | | | | | | | Total Est. Land Value = | 32,388 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 1200 | 74 | 2,700 |
| Wood Frame | 31.62 | 80 | 64 | 1,619 |
| Wood Frame | 27.40 | 120 | 64 | 2,104 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,423 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,194 | 83,011 | 99,205 | | | 79,662C |
| 2023 | 14,542 | 76,086 | 90,628 | | | 75,869C |
| 2022 | 6,068 | 74,013 | 80,081 | | | 70,074C |
| 2021 | 6,660 | 74,158 | 80,818 | | | 67,836C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1974 | 1992 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Plywood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 336 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 36
Floor Area: 1,386
Total Base New : 245,373 E.C.F.
Total Depr Cost: 157,267 X 0.983
Estimated T.C.V: 154,593

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 175 | CPP |
| 144 | Treated Wood |

**(17) Garage**

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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1974
(11) Heating System: Forced Hot Water
Ground Area = 1386 SF Floor Area = 1386 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 | Bi-Lev.100% | 1,050 | | | |
| 1 Story | Siding | Slab | 336 | | | |
| | | | Total: | 197,308 | 126,277 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 1,947 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,047 | |
| Public Water | | | 1 | 1,462 | 936 | |
| Porches | | | | | | |
| CPP | | | 175 | 3,182 | 2,036 | |
| Deck | | | | | | |
| Treated Wood | | | 144 | 3,267 | 2,320 | *7 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | | |
| Base Cost | | | 576 | 29,220 | 18,701 | |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,682 | |
| Door Opener | | | 1 | 535 | 342 | |
| Fireplaces | | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 3,343 | |
| | | | Totals: | 245,373 | 157,267 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 154,593

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Farm Utility Buildings | | | | |
| Year Built | 2022 | | | | |
| Class/Construction | D,Frame | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | 4 Wall, 56 | | | | |
| Height | 8 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 16 x 12 = 192 | | | | |
| Cost New | $ 5,305 | | | | |
| Phy./Func./Econ. %Good | 96/100/100 96.0 | | | | |
| Depreciated Cost | $ 5,093 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items ->  | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 96 | | | | |
| Est. True Cash Value | $ 5,006 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 5006 / All Cards: 5006 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | 17,000 | 09/01/1997 | WD | 03-ARM'S LENGTH | 141:460 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-10-2 SEC 10 T54N R34W PART OF E 1/2 OF NE 1/4 SEC 10 D/F, COM AT E 1/4 POST OF SEC 10, TH N 0 DEG 42' W 1737.13' TO POB FROM POB RUN S 89 DEG 9' W 1334.60', TH S 1 DEG 2' E 339.76' TH S 0 DEG 23' W 245.70', TH N 88 DEG 48' E 1336.30', TH N 0 DEG 42' W 577.37' TO POB LESS PARCEL D/F, COM AT SE COR OFNE 1/4, TH N 1460', TH W 33' TO POB. TH N 200', TH W 200', TH S 200', TH E 200' TO POB, TH N AT RIGHT ANGLES 800' TO SE COR OF LAND TO BE DESC, TH W 100', TH N 50', TH E 500', TH S 50' TO POB. AKA LOT1 BLK 9 OF PRIVATE PLAT (MANDERFIELD) 167/ 15592 PARCEL 31-010-260-008-00. 16.87 ACRES. ALSO EXC THAT PART OF PARCEL 31-010-260-023-00 THAT LIES WITHIN THE DESCRIBED BOUNDARY. 16.13 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 130,355

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 327.37 | 1330.00 | 1.0000 | 2.9777 | 98 | 100 | | 95,531 |
| RATE 1 | | | | 6.135 Acres | 5,676 | 100 | | 34,824 |
| 327 Actual Front Feet, 16.13 Total Acres | | | | | | | Total Est. Land Value = | 130,355 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 65,178 | 0 | 65,178 | | | 3,103C |
| 2023 | 56,243 | 0 | 56,243 | | | 2,956C |
| 2022 | 54,294 | 0 | 54,294 | | 54,294R | 2,816C |
| 2021 | 54,031 | 0 | 54,031 | | 54,031R | 2,727C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-022-00 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. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD SANDRA L | MANDERFIELD MATTHIAS C | 0 | 06/02/2006 | QC | 21-NOT USED/OTHER | 167/1559 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HIGHWAY M26

Owner's Name/Address

MANDERFIELD MATTHIAS C
47314 HIGHWAY M26
ATLANTIC MINE MI 49905

Tax Description

P6-10-10 SEC 10 T54N R34W BEG AT 1/4 POST ON SE COR OF SE 1/4 OF NE 1/4 TH W AT RT ANGS WITH SEC LINE BTW SECS 10 & 11, 483' TH N AT RT ANGS WITHLAST DESC LINE 250' TO A PT WH IS SW COROF LAND CONVEYED, TH E AT RT ANGS WITH LAST DESC LINE 100',TH N AT RT ANGS WITH LAST DESC LINE 50', TH W AT RT ANGS WITHLAST DESC LINE 100', TH S AT RT ANGS WITH LAST DESC LINE 50' TO POB. AKA LOT 7 BLK 6 PRV PLAT OF MANDERFIELD. .12 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 1,560

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.120 Acres | | 13,000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 0 | 780 | | | 352C |
| 2023 | 577 | 0 | 577 | | | 336C |
| 2022 | 577 | 0 | 577 | | | 320C |
| 2021 | 720 | 0 | 720 | | | 310C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46719 GREEN ACRES RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | DECK | 06/17/1992 | 92-288 | FOUNDATION |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| JUKKALA PAUL & SHARON<br>46719 GREEN ACRES RD<br>HOUGHTON MI 49931 | 2024 Est TCV 85,050 TCV/TFA: 83.06 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 100.00 | 100.00 | 1.0000 | 0.8165 | 98 | 100 | | 8,002 |
| 100 Actual Front Feet, 0.23 Total Acres | | | | | | | Total Est. Land Value = | 8,002 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.09 | 100 | 60 | 1,505 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,505 |

Taxpayer's Name/Address

JUKKALA PAUL & SHARON
46719 GREEN ACRES RD
HOUGHTON MI 49931

Tax Description

P6-10-10A SEC 10 T54N R34W BEG AT SE COR OF SE 1/4 OF NE 1/4 SEC 10, TH W 33', TH N 1100' TO POB, TH N 100', TH W 100', TH S 100', TH E 100' TO POB BEING LOTS 7 & 8 BLK 3 OF PRIVATE PLAT OF TOWN OF MANDERFIELD. .23 A.

Comments/Influences

Public Improvements

- Dirt Road
- Gravel Road
- X 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

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,001 | 38,524 | 42,525 | | | 28,191C |
| 2023 | 3,593 | 34,515 | 38,108 | | 38,108A | 26,849C |
| 2022 | 3,430 | 30,248 | 33,678 | | | 25,571C |
| 2021 | 3,470 | 30,270 | 33,740 | | | 24,755C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 1982 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 512 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 54
Floor Area: 1,024
Total Base New : 167,062 E.C.F.
Total Depr Cost: 76,849 X 0.983
Estimated T.C.V: 75,543

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 112 | WGEP (1 Story) |
| 117 | WGEP (1 Story) |
| 18 | CPP |
| 25 | CPP |
| 192 | Treated Wood |

**(17) Garage**

Year Built: 1950
Car Capacity: 1
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 512 SF Floor Area = 1024 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 | 512 | | |
| | | | Total: | 120,848 | 55,591 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,048 |
| Public Water | | | 1 | 1,298 | 597 |
| Porches | | | | | |
| WGEP (1 Story) | | | 112 | 9,354 | 4,303 |
| WGEP (1 Story) | | | 117 | 9,629 | 4,429 |
| CPP | | | 25 | 666 | 306 |
| CPP | | | 18 | 465 | 214 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,852 | 1,772 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 384 | 16,497 | 7,589 |
| | | | Totals: | 167,062 | 76,849 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 75,543

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-024-10 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. |
|---|---|---|---|---|---|---|---|---|
| LAUX FAMILY TRUST | LAUX JACK Y & DONNA M | 0 | 03/18/2013 | QC | 03-ARM'S LENGTH | 2013/02865 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47072 HIGHWAY M26

**Owner's Name/Address**

LAUX JACK Y & DONNA M
47150 HIGHWAY M26
ATLANTIC MINE MI 49905

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 60% 03/06/2024 Qual. Ag.

MAP #:

2024 Est TCV 149,299 TCV/TFA: 161.58

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

**Tax Description**

P6-10-11 SEC 10 T54N R34W
NE 1/4 OF NW 1/4 E
EXC A PARC OF LAND IN NE 1/4 OF NW 1/4 D/F: COM AT NW COR OF SD SEC 10; TH S 87°10'10" E ALG N LN OF SEC 1347.13' TO W 1/16TH COR; TH S 01°52'32" W ALG W 1/16TH LN 600.24'; TH E 75.04' TO POB; TH N 01°52'32" E PARALLEL TO SD W 1/16TH LN 367'; TH S 72°21'00" E 30.94'; TH 233.43' ALG A 970' RAD CURVE TO L W/ DELTA ANG OF 13°47'18" & A CHD BEAR S 79°14'39" E 232.87'; TH S 01°52'32" W PARALLEL TO W 1/16TH LN 314.13'; TH W 260' TO POB TOGETHER W/ A 40' EASE FOR INGRESS, EGRESS & UTILITY PURPOSES LYING 20' EA SIDE OF C/L D/F: COM AT NW COR OF SD SEC 10; TH S 87°10'10" E ALG N LN OF SEC 1347.13' TO W 1/16TH COR; TH S 01°52'32" W ALG W 1/16TH LN 188.82' TO POB; TH FOL 2 COURSES ALG C/L OF EXIST RD: S
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

Split/Comb. on 03/02/2010 completed 03/02/2010 FAY ;
Parent Parcel(s): 010-260-024-00;
Child Parcel(s): 010-260-024-10, 010-260-024-15;
---

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Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 34.580 Acres | | 2,382 | 100 | | 82,374 |
| | | | 34.58 Total Acres | | Total Est. Land Value = | | | 82,374 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,187 | 42,112 | 83,299 | | | 16,878C |
| 2023 | 19,557 | 38,583 | 58,140 | | | 16,075C |
| 2022 | 18,000 | 33,800 | 51,800 | | | 15,453C |
| 2021 | 18,900 | 33,862 | 52,762 | | | 14,960C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 616 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 50
Floor Area: 924
Total Base New : 136,168 E.C.F.
Total Depr Cost: 68,082 X 0.983
Estimated T.C.V: 66,925

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | WGEP (1 Story) |
| 128 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 616 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 616 | | |
| | | | Total: | 122,352 | 61,175 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,380 |
| Public Water | | | 1 | 1,462 | 731 |
| Porches | | | | | |
| WGEP (1 Story) | | | 30 | 4,570 | 2,285 |
| Deck | | | | | |
| Treated Wood | | | 128 | 3,023 | 1,511 |
| | | | Totals: | 136,168 | 68,082 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 66,925

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-025-25 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. |
|---|---|---|---|---|---|---|---|---|
| NORTHERN QUAD II LLC | CARLSON PATRICK W & ELAINE | 80,000 | 05/06/2021 | WD | 03-ARM'S LENGTH | 2021/03101 | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

47023 SCOUT CAMP RD

**Owner's Name/Address**

CARLSON PATRICK W & ELAINE
47023 SCOUT CAMP RD
ATLANTIC MINE MI 49905

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 374,477 TCV/TFA: 74.90

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| COMMERCIAL | 06/09/2021 | 2021-010-230 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| X | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/16/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

**Tax Description**

P6-10-12A SEC 10 T54N R34W
PART OF NW 1/4 OF NW 1/4 D/F:
COMMENCING AT THE NW CORNER OF SAID SECTION 10 THENCE S. 87° 10′ 41″ E. 1347.11 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 10; THENCE S. 01° 51′ 08″ W. 666.55 FEET ALONG THE EAST LINE OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 10; THENCE N. 87° 49′ 32″ W. 87.99 FEET TO THE POB OF THIS DESCRIPTION
AND A POINT ON THE CENTERLINE OF GIRL SCOUT CAMP ROAD AND A POINT ON A CURVE TO THE LEFT (RADIUS = 615.45 FEET; DELTA = 20° 24′ 42″; CHORD BEARS N. 28° 33′ 36″ W. 218.10 FEET) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT 219.25 FEET; THENCE N. 38° 45′ 56″ W. 205.82 FEET ALONG THE CENTER LINE OF SAID ROAD; THENCE N. 35° 39′ 55″ W. 133.74 FEET
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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**Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL**

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 461.89 | 442.90 | 1.0000 | 0.0000 | 500 | 100* | | 0 |
| OFF HWY | | | 5.220 Acres | | 13,426 | 100 | | 70,085 |

* denotes lines that do not contribute to the total acreage calculation.
359 Actual Front Feet, 5.22 Total Acres Total Est. Land Value = 70,085

**Land Improvement Cost Estimates**

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.60 | 120 | 95 | 3,260 |

**Commercial Local Cost Land Improvements**

| Description | Rate | Size | % Good | Arch Mult | Cash Value |
|---|---|---|---|---|---|
| ROLL OFF 40 FT | 3,200.00 | 3 | 95 | 100 | 9,120 |

Total Estimated Land Improvements True Cash Value = 12,380

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 35,043 | 152,196 | 187,239 | | | 173,555C |
| 2023 | 35,043 | 138,032 | 173,075 | | | 165,291C |
| 2022 | 35,043 | 79,300 | 114,343 | | | 114,343S |
| 2021 | 37,193 | 0 | 37,193 | | | 3,556C |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Industrial - Light Manufacturing

Class: S
Floor Area: 5,000
Gross Bldg Area: 5,000
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 2
Physical %Good: 94
Func. %Good : 100
Economic %Good: 100

2021 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 80%
Heat#2: Zoned A.C. Warm & Cooled Air 20%
Ave. SqFt/Story: 5000
Ave. Perimeter: 300
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 14 Perimeter: 300

Base Rate for Upper Floors = 63.15

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.17 80%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 27.33 20%
Combined Heating System adjustment: 9.60 100%
Adjusted Square Foot Cost for Upper Floors = 72.75

Total Floor Area: 5,000 Base Cost New of Upper Floors = 363,760

Reproduction/Replacement Cost = 363,760
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 341,934

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 292,012
Replacement Cost/Floor Area= 72.75 Est. TCV/Floor Area= 58.40

(1) Excavation/Site Prep:

(2) Foundation: Footings

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |
|---|---|---|---|

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-025-30 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. |
|---|---|---|---|---|---|---|---|---|
| | | 29,332 | 04/01/2000 | WD | 03-ARM'S LENGTH | 150:499 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

17744 ERICKSON DR

Owner's Name/Address

KINNUNEN PETER A III & SHERRY
PO BOX 141
17744 ERICKSON DR
ATLANTIC MINE MI 49905

Tax Description

P6-10-12B SEC 10-T54N R34W PART OF THE NW 1/4 OF THE NW 1/4 SEC 10-54-34 THE W 725.62' LYING N OF OLD M-26 & N OF NEW M-26 AS NOW LOCATED CONT 1.460 ACRES M/L EXCEPT 0.1 ACRES SPLIT TO 010-253-016-60 FOR BOUNDARY CORRECTIONS TO DANS POLARIS PARCEL AND PETERSON PARCEL D/F AS: EXCEPT A PARCEL IN THE NW 1/4 OF THE NW 1/4; BEG AT TH NW CORNER OF SEC 10; TH S 87 DEG 10' 10" E ALONG THE NORTH SEC LINE; 118.58'; TH S 13 DEG 27' 12" W 37.49' TO THE NORTHERLY ROW OF ERICKSON DRIVE; THE THE FOLLOWING TWO COURSES ALONG ROW; 102.63' ALONG A 280' RADIUS CURVE TO THE LEFT WITH A DELTA ANGLE OF 21 DEG 00' 02" AND A CHORD BEARING N 81 DEG 05' 16" W 102.05'; TH S 88 DEG 24' 40" W 10.13' TO THE WEST LINE OF SEC 10; TH N 02 DEG 38' 53" E ALONG SAID WEST SEC LINE 26.82' TO THE POB. (SOLD 0.1 ACRE TO SNB 2014/02781 TO CORRECT BOUNDARY LINES
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 146,437 TCV/TFA: 112.64

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MIXED RES | 452.00 | 120.00 | 0.4145 | 1.0000 | 188 | 100 | | 35,223 |
| 452 Actual Front Feet, 1.25 Total Acres | | | | | | | Total Est. Land Value = | 35,223 |

Public Improvements

- [ ] Dirt Road
- [X] 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

| Who | When | What |
|---|---|---|
| KH | 09/16/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 17,612 | 55,607 | 73,219 | | | 52,061C |
| 2023 | 17,612 | 48,811 | 66,423 | | | 49,582C |
| 2022 | 17,612 | 51,205 | 68,817 | | | 47,221C |
| 2021 | 17,612 | 51,304 | 68,916 | | | 45,713C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1300 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 27
Floor Area: 1,300
Total Base New : 178,393 E.C.F.
Total Depr Cost: 130,227 X 0.854
Estimated T.C.V: 111,214

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2000
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: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1300 SF Floor Area = 1300 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 | Slab | 1,300 | | |
| | | | Total: | 159,674 | 116,562 |
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 280 | 15,260 | 11,140 |
| Door Opener | | | 1 | 535 | 391 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,067 |
| Public Sewer | | | 1 | 1,462 | 1,067 |
| | | | Totals: | 178,393 | 130,227 |

Notes: OFFICE BUILDING
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 111,214

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-025-35 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. |
|---|---|---|---|---|---|---|---|---|
| | | 29,332 | 04/01/2000 | WD | 03-ARM'S LENGTH | 150:499 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

ERICKSON DR

**Owner's Name/Address**

KINNUNEN PETER A III & SHERRY
PO BOX 141
17744 ERICKSON DR
ATLANTIC MINE MI 49905

**Taxpayer's Name/Address**

KINNUNEN PETER A III & SHERRY
PO BOX 141
17744 ERICKSON DR
ATLANTIC MINE MI 49905

**Tax Description**

P6-10-12C SEC 10 T54N R34W PART OF THE NW 1/4 OF THE NW 1/4 SEC 10-54-34 THE S 341.18' OF THE N 495.57' LYING N OF NEW M-26 AS NOW LOCATED & S OF OLD M-26 AS NOW ADJUSTED CONT 1.133 ACRES M/L

**Comments/Influences**

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 35,254 TCV/TFA: 39.35

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| KH | 09/16/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | 341.18 | 0.00 | 1.0000 | 1.0000 | 0 | 100 | | 0 |
| ACREAGE PARCELS | | | 1.113 Acres | | 12,695 | 100 | | 14,130 |
| 341 Actual Front Feet, 1.11 Total Acres | | | | | | | Total Est. Land Value = | 14,130 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.64 | 140 | 64 | 2,118 |
| Wood Frame | 21.10 | 240 | 69 | 3,494 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,612 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,065 | 10,562 | 17,627 | | | 15,772C |
| 2023 | 5,351 | 9,670 | 15,021 | | | 15,021S |
| 2022 | 5,351 | 0 | 5,351 | | | 5,351S |
| 2021 | 6,339 | 0 | 6,339 | | | 6,339S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Fair

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Fair
Effec. Age: 45
Floor Area:
Total Base New : 45,084 E.C.F.
Total Depr Cost: 15,780 X 0.983
Estimated T.C.V: 15,512

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 896 SF Floor Area = 896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 896 | | |
| | | | Total: | 45,084 | 15,780 |

Other Additions/Adjustments

| | | |
|---|---|---|
| | Totals: | 45,084 15,780 |

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 15,512

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-025-40 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. |
|---|---|---|---|---|---|---|---|---|
| | | 65,000 | 08/01/1996 | WD | 03-ARM'S LENGTH | 136:221 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46883 SCOUT CAMP RD

**Owner's Name/Address**

DATTO KARRY J & MARY B
46883 SCOUT CAMP RD
ATLANTIC MINE MI 49905

**Taxpayer's Name/Address**

DATTO KARRY J & MARY B
46883 SCOUT CAMP RD
ATLANTIC MINE MI 49905

**Tax Description**

P6-10-12D SEC 10 T54N R34W COM @ NW COR OF SEC;TH S 2 DEG 37'45" W 722.73'; TH N 57 DEG 46' 15" E 731.55'; TH S 2 DEG 37'32" W 372.45'; TH S 89 DEG51' 9" E 482.04' TO POB. TH S 87 DEG 51'9" E 274';TH S 1 DEG 52'32" W 381'; TH S 87 DEG 51'09" W 274'; TH N 1 DEG 52'32" E 381' TO POB. 2.39 A M/L

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/18/1996

MAP #:

2024 Est TCV 241,227 TCV/TFA: 158.70

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| X | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/16/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.390 Acres | | 9,184 | 100 | | 21,950 |
| | | | 2.39 Total Acres | | Total Est. Land Value = | | | 21,950 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,975 | 109,639 | 120,614 | | | 58,080C |
| 2023 | 2,584 | 99,927 | 102,511 | | | 55,315C |
| 2022 | 2,584 | 87,535 | 90,119 | | | 52,681C |
| 2021 | 9,780 | 87,706 | 97,486 | | | 50,999C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 +

| Yr Built | Remodeled |
|---|---|
| 1985 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1520 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 1,520
Total Base New : 259,383 E.C.F.
Total Depr Cost: 223,069 X 0.983
Estimated T.C.V: 219,277

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 343 | Treated Wood |

**(17) Garage**

Year Built: 1985
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 576
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 + Cls C Blt 1985
(11) Heating System: Forced Hot Water
Ground Area = 1520 SF Floor Area = 1520 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 | 1,520 | | |
| | | | Total: | 219,128 | 188,451 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,616 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Public Water | | | 1 | 1,462 | 1,257 |
| Deck | | | | | |
| Treated Wood | | | 343 | 5,773 | 4,965 |
| 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 | | | 2 | 1,070 | 920 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,147 |
| | | | Totals: | 259,383 | 223,069 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 219,277

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-025-50 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. |
|---|---|---|---|---|---|---|---|---|
| SOMERO ENTERPRISES INC | GTG PORTFOLIO HOLDINGS, IN | 1,350,000 | 08/11/2005 | WD | 03-ARM'S LENGTH | 168/380 | BUYER/SELLER | 100.0 |
| | | 2,345,000 | 07/01/1998 | WD | 03-ARM'S LENGTH | 144:90 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46980 HIGHWAY M26

**Owner's Name/Address**

SOMERO ENTERPRISES
14530 GLOBAL PARKWAY
FORT MYERS FL 33913

**Tax Description**

P6-10-12E SEC 10 T54N R34W COM @ NW COR OF SD SEC 10;TH S 02 DEG 37'45" W 722.73' TO S'LY ROW OF M-26, ALSO POB; TH NE'LY ALG SD ROW ON CURVE TO RIGHT HAVING A CHORD BEARING N 57 DEG46'15" E 731.55', TH S 02 DEG 37'32" W 372.45'; TH S 87 DEG 51'09" E 482.04'; TH S 01 DEG 52'32" W 381'; TH S 87 DEG 51'09" E 274"; TH S 01 DEG 52'32" W 269'; TH N 88 DEG 6'13" W 1364.60'; TH N 02 DEG 35'36" E 615.37' TO POB. 20.28 A M/L

**Comments/Influences**

Class: INDUSTRIAL-IMPROVE Zoning: M-1
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 6,569,321 TCV/TFA: 141.71

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 09/27/2021 | 2021-010-553 | FOUNDATION |
| ADDITION | 05/23/2019 | 2019-010-007 | FOUNDATION |
| ADDITION | 05/01/2015 | 15-0028 | COMPLETE |
| COMMERCIAL | 07/02/2014 | 14-101 | COMPLETE |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| RW | 08/13/2010 | INSPECTED |
| TH | 10/04/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 731.55 | 1205.00 | 0.8599 | 1.1967 | 500 | 100 | | 376,412 |
| 732 Actual Front Feet, 20.24 Total Acres | | | | | | | Total Est. Land Value = | 376,412 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 34600 | 76 | 81,518 |
| D/W/P: Crushed Rock | 2.27 | 7000 | 77 | 12,235 |
| D/W/P: Asphalt Paving | 3.10 | 21300 | 77 | 50,843 |
| Total Estimated Land Improvements True Cash Value = | | | | 144,596 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 188,206 | 3,096,455 | 3,284,661 | | | 2,894,208C |
| 2023 | 169,386 | 3,064,667 | 3,234,053 | | | 2,756,389C |
| 2022 | 219,465 | 3,074,417 | 3,293,882 | | | 2,625,133C |
| 2021 | 219,465 | 2,492,006 | 2,711,471 | | | 2,080,580C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: COMMERCIAL STORAGE BLDG
Calculator Occupancy: Warehouses - Storage

Class: D,Pole
Floor Area: 3,200
Gross Bldg Area: 127,950
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 25
Physical %Good: 47
Func. %Good : 100
Economic %Good: 100

2005 Year Built Remodeled

14 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **

Quality: Low Cost
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 3200
Ave. Perimeter
Has Elevators:

*** Basement Info ***

Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type:

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 0
Overall Building Height: 14

Base Rate for Upper Floors = 33.06

Adjusted Square Foot Cost for Upper Floors = 33.06

Total Floor Area: 3,200 Base Cost New of Upper Floors = 105,792

Reproduction/Replacement Cost = 105,792
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 49,722

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 42,463
Replacement Cost/Floor Area= 33.06 Est. TCV/Floor Area= 13.27

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Industrial - Light Manufacturing

Class: C
Floor Area: 61,132
Gross Bldg Area: 127,950
Stories Above Grd: 1
Average Sty Hght : 22
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 25
Physical %Good: 53
Func. %Good : 100
Economic %Good: 100

1994 Year Built Remodeled

20 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | X | Ave. | | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 61132
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1: 4000
Type #1: Good Storage (No Rates)
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Desciption | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|---|---|---|---|---|---|---|
| (1) Excavation/Site Preparation: | | | | | | |
| Site Prep | 1 Up | 0.33 | 220000 | 1.000 | 1.000 | 72,600 |
| (2) Foundation: | | | | | | |
| Class D, Masonry | 2 Up | 3.49 | 47040 | 1.160 | 1.000 | 190,437 |
| Class D, Masonry | 2 Up | 3.49 | 7046 | 1.160 | 1.000 | 28,525 |
| Perimeter Insulation | 1 Up | 11.89 | 1000 | 1.160 | 1.000 | 13,792 |
| (3) Frame: | | | | | | |
| Compsite, concrete steel, class B | 2 Up | 20.76 | 47040 | 1.320 | 1.000 | 1,289,047 |
| Compsite, concrete steel, class B | 2 Up | 20.76 | 7046 | 1.320 | 1.000 | 193,083 |
| (4) Floor Structure: | | | | | | |
| Concrete, On Ground | 2 Up | 5.92 | 47040 | 1.000 | 1.000 | 278,477 |
| Concrete, On Ground | 2 Up | 5.92 | 7046 | 1.000 | 1.000 | 41,712 |
| (5) Floor Cover: | | | | | | |
| Color, Concrete | 2 Up | 1.62 | 47040 | 1.000 | 1.000 | 76,205 |
| Custom carpet and pad | 2 Up | 16.97 | 7046 | 1.000 | 1.000 | 119,571 |
| (6) Ceiling: | | | | | | |
| Acoustical Ceilings, Mineral/Fiber | 2 Up | 2.70 | 7046 | 1.000 | 1.000 | 19,024 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:
220000 SqFt Site Prep

(2) Foundation: | X | Footings

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

47040 SqFt, Class D, Masonry
7046 SqFt, Class D, Masonry

(3) Frame:
47040 SqFt, Compsite, concrete steel,
7046 SqFt, Compsite, concrete steel,

(4) Floor Structure:
47040 SqFt, Concrete, On Ground
7046 SqFt, Concrete, On Ground

(5) Floor Cover:
47040 SqFt, Color, Concrete
7046 SqFt, Custom carpet and pad

(6) Ceiling:
7046 SqFt, Acoustical Ceilings, Miner
47040 SqFt, Embossed Metal

(7) Interior:
7046 SqFt, Masonry, Computer Centers

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

7046 SqFt, Typical, Computer Centers

(9) Sprinklers:
47040 SqFt, Standard, @ 10,000 SqFt
7046 SqFt, Standard, @ 10,000 SqFt

(10) Heating and Cooling:

| X | Gas | | Coal | | Hand Fired |
|---|---|---|---|---|---|
| | Oil | | Stoker | | Boiler |

47040 SqFt, Space Heaters, Gas, with Fa
7046 SqFt, Forced Air

(11) Electric and Lighting:
47040 SqFt, Typical, Industrials, E
7046 SqFt, Typical, Computer Center

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few | | Few |
| | Average | | Average |
| | Many | | Many |
| | Unfinished | | Unfinished |
| | Typical | | Typical |
| X | Flex Conduit | | Incandescent |
| | Rigid Conduit | X | Fluorescent |
| X | Armored Cable | | Mercury |
| | Non-Metalic | | Sodium Vapor |
| | Bus Duct | | Transformer |

(13) Roof Structure: Slope=0
47040 SqFt, Concrete Joists, Slab
7046 SqFt, Concrete Joists, Slab

(14) Roof Cover:
47040 SqFt, Elastomeric, Reinforced
7046 SqFt, Elastomeric, Reinforced

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

7046 SqFt, Add for Interior Sheathi

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings

Class: C
Floor Area: 13,704
Gross Bldg Area: 127,950
Stories Above Grd: 2
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 25
Physical %Good: 56
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Package Heating & Cooling 100%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 6852
Ave. Perimeter: 556
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area: 13704
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 2 Story Height: 16 Perimeter: 556

Base Rate for Upper Floors = 111.00

(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.36 100%
Adjusted Square Foot Cost for Upper Floors = 140.36

Total Floor Area: 13,704 Base Cost New of Upper Floors = 1,923,493

13,704 Sq.Ft. of Sprinklers @ 4.03, Cost New = 55,227

Reproduction/Replacement Cost = 1,978,720
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 1,108,083

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 946,303
Replacement Cost/Floor Area= 144.39 Est. TCV/Floor Area= 69.05

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings - Refinement Atrium/Vestibul

Class: C
Floor Area: 314
Gross Bldg Area: 127,950
Stories Above Grd: 1
Average Sty Hght : 11
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 25
Physical %Good: 47
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Zoned A.C. Hot & Chilled Wat 0%
Heat#2: Zoned A.C. Hot & Chilled Wat 0%
Ave. SqFt/Story: 314
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area: 314
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 11 Perimeter: 0

Base Rate for Upper Floors = 438.57

Adjusted Square Foot Cost for Upper Floors = 438.57

Total Floor Area: 314 Base Cost New of Upper Floors = 137,711

Reproduction/Replacement Cost = 137,711
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 64,724

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 4 = 55,274
Replacement Cost/Floor Area= 438.57 Est. TCV/Floor Area= 176.03

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2015 ADDITION
Calculator Occupancy: Industrial - Light Manufacturing

Class: C
Floor Area: 20,460
Gross Bldg Area: 127,950
Stories Above Grd: 1
Average Sty Hght : 22
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 9
Physical %Good: 81
Func. %Good : 100
Economic %Good: 100

2015 Year Built
Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Good
Heat#1: Space Heaters, Gas with Fan 0%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 20460
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

| Item Desciption | Cost Col. | Rate | # or SqFt | Height Adj. | Storys Adj. | Cost |
|---|---|---|---|---|---|---|
| (1) Excavation/Site Preparation: | | | | | | |
| Excavation (in cubic feet) | 1 Up | 0.41 | 21000 | 1.000 | 1.000 | 8,610 |
| (2) Foundation: | | | | | | |
| Class D, Masonry | 1 Up | 2.57 | 20460 | 1.160 | 1.000 | 60,995 |
| Perimeter Insulation | 1 Up | 11.89 | 180 | 1.160 | 1.000 | 2,483 |
| (3) Frame: | | | | | | |
| Bearing Walls, Masonry supports only | 1 Up | 2.83 | 20460 | 1.320 | 1.000 | 76,430 |
| (4) Floor Structure: | | | | | | |
| Concrete, On Ground | 1 Up | 4.69 | 20460 | 1.000 | 1.000 | 95,957 |
| (5) Floor Cover: | | | | | | |
| Color, Concrete | 1 Up | 1.28 | 20460 | 1.000 | 1.000 | 26,189 |
| (6) Ceiling: | | | | | | |
| Embossed Metal | 1 Up | 6.67 | 20460 | 1.000 | 1.000 | 136,468 |
| (7) Interior: | | | | | | |
| Masonry, Industrials, Manufacturing | 1 Up | 1.90 | 20460 | 1.400 | 1.000 | 54,424 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:
21000 SqFt Excavation (in cubic feet)

(2) Foundation: | X | Footings

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

20460 SqFt, Class D, Masonry
180 Lin. Ft. of Perimeter Insulation

(3) Frame:
20460 SqFt, Bearing Walls, Masonry su

(4) Floor Structure:
20460 SqFt, Concrete, On Ground

(5) Floor Cover:
20460 SqFt, Color, Concrete

(6) Ceiling:
20460 SqFt, Embossed Metal

(7) Interior:
20460 SqFt, Masonry, Industrials, Manufa

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

20460 SqFt, Typical, Garages, Storage

(9) Sprinklers:
20460 SqFt, Standard, @ 10,000 SqFt

(10) Heating and Cooling:

| X | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

20460 SqFt, Space Heaters, Gas, with Far

(11) Electric and Lighting:
20460 SqFt, Typical, Warehouses, Di

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few | | Few |
| | Average | | Average |
| | Many | | Many |
| | Unfinished | | Unfinished |
| | Typical | | Typical |
| X | Flex Conduit | | Incandescent |
| X | Rigid Conduit | X | Fluorescent |
| | Armored Cable | | Mercury |
| | Non-Metalic | | Sodium Vapor |
| | Bus Duct | | Transformer |

(13) Roof Structure: Slope=0
20460 SqFt, Steel Joists, Concrete

(14) Roof Cover:
20460 SqFt, Elastomeric, Reinforced

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2020 ADDITION
Calculator Occupancy: Industrial - Light Manufacturing

Class: C
Floor Area: 29,140
Gross Bldg Area: 127,950
Stories Above Grd: 1
Average Sty Hght : 25
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 4
Physical %Good: 90
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 29140
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 25 Perimeter: 0

Base Rate for Upper Floors = 75.67

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.49 100%
Adjusted Square Foot Cost for Upper Floors = 81.16

Total Floor Area: 29,140 Base Cost New of Upper Floors = 2,365,003

Reproduction/Replacement Cost = 2,365,003
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
Total Depreciated Cost = 2,128,503

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 6 = 1,817,741
Replacement Cost/Floor Area= 81.16 Est. TCV/Floor Area= 62.38

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-026-10 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. |
|---|---|---|---|---|---|---|---|---|
| ARENS JOSEPH | ARENS WILLIAM & LISA | 5,000 | 11/27/2013 | WD | 09-FAMILY | 2013/06944 | DEED | 100.0 |
| GIRL SCOUTS OF THE NORTHWE | ARENS JOSEPH | 45,000 | 10/25/2011 | WD | 03-ARM'S LENGTH | 2011/05609 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46695 SCOUT CAMP RD

Owner's Name/Address

ARENS WILLIAM & LISA
46695 SCOUT CAMP RD
PO BOX 192
ATLANTIC MINE MI 49905

Tax Description

P6-10-13A SEC 10 T54N R34W A PARCEL IN THE SW 1/4 OF NW 1/4; COM AT THE W 1/4 CORNER OF SEC 10; TH S 87 DEG 50' 43" E 1381.33' ALONG THE EAST & WEST 1/4 LINE OF SEC 10; TH N 03 DEG 07' 09" E 913' TO THE POB; TH N 03 DEG 07' 09" E 254.20'; TH N 86 DEG 53' 23" W 300.01'; TH S 03 DEG 07' 00" W 254.20'; TH S 86 DEG 53' 23" E 299.99' TO THE POB. 1.75 A. M/L W/WELL EASEMENT
SPLIT ON 10/15/2013 INTO 010-260-026-10, 010-260-026-20;

Comments/Influences

Split/Comb. on 10/15/2013 completed 10/15/2013 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-260-026-00;
Child Parcel(s): 010-260-026-10, 010-260-026-20;
---

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/20/2013

MAP #:

2024 Est TCV 292,443 TCV/TFA: 162.47

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 07/25/2019 | 2019-010-018 | FOUNDATION |
| HOUSE | 08/21/2012 | 12-169 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 1.75 Acres | | 13000 | 100 | | 22,750 |
| | | | 1.75 Total Acres | | Total Est. Land Value = | | | 22,750 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,375 | 134,847 | 146,222 | | | 118,022C |
| 2023 | 8,413 | 122,780 | 131,193 | | | 112,402C |
| 2022 | 8,413 | 107,564 | 115,977 | | | 107,050C |
| 2021 | 10,500 | 107,766 | 118,266 | | | 103,631C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2012 | 0 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1200 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 7
Floor Area: 1,800
Total Base New : 295,008 E.C.F.
Total Depr Cost: 274,357 X 0.983
Estimated T.C.V: 269,693

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 593 | WCP (1 Story) |
| 80 | Treated Wood |

**(17) Garage**

Year Built: 2019
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: 1440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 2012
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 1,200 | | |
| | | | Total: | 218,541 | 203,243 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 2 | 6,085 | 5,659 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,428 |
| Water Well, 200 Feet | | | 1 | 10,514 | 9,778 |
| Porches | | | | | |
| WCP (1 Story) | | | 593 | 18,893 | 17,570 |
| Deck | | | | | |
| Treated Wood | | | 80 | 2,216 | 2,061 |
| Garages | | | | | |
| Class: C Exterior: Pole (Unfinished) | | | | | |
| Base Cost | | | 1440 | 33,998 | 31,618 |
| | | | Totals: | 295,008 | 274,357 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 269,693

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-026-20 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. |
|---|---|---|---|---|---|---|---|---|
| ARENS JOSEPH | ARENS CAROLYN TRUST | 0 | 01/15/2020 | QC | 09-FAMILY | 2020/00269 | DEED | 100.0 |
| GIRL SCOUTS OF THE NORTHWE | ARENS JOSEPH | 45,000 | 10/25/2011 | WD | 03-ARM'S LENGTH | 2011/05609 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46695 SCOUT CAMP RD

Owner's Name/Address

ARENS CAROLYN TRUST
PO BOX 115
ATLANTIC MINE MI 49905

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/03/2020

MAP #:

2024 Est TCV 111,463 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/20/2021 | 2020-999-018 | FOUNDATION |
| PAVILLION | 08/17/2006 | 06-239 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

Tax Description

P6-10-13B
SEC 10 T54N R34W
A PARCEL IN SW 1/4 OF NW 1/4; BEG AT THE WEST 1/4 CORNER OF SEC 10; TH S 87 DEG 50' 43" E 1381.33' ALONG THE EAST & WEST 1/4 LINE OF SEC 10' TH N 03 DEG 07' 09" E 913.00'; TH N 86 DEG 53' 23" E 299.99'; TH N 03 DEG 07' 00" E 254.20'; TH S 86 DEG 53' 23" E 300.01'; TH N 03 DEG 07' 09" E 147.90'; TH N 86 DEG 53' 23" W 1364.65' TO A POINT ON THE WEST LINE OF SEC 10; TH S 03 DEG 49' 30" W 1338.24' ALONG THE WEST LINE OF SEC 10 TO THE POB. 40.06 A. M/L W/WELL EASEMENT
SPLIT ON 10/15/2013 FROM 010-260-026-00 INTO 010-260-026-10, 010-260-026-20; SURVEY SAID 41.81 A. TO START BEFORE SPLIT (41.81 - 1.75 = 40.06 A.)

Comments/Influences

Split/Comb. on 10/15/2013 completed 10/15/2013 LISA OWNER'S REQUEST; Parent Parcel(s): 010-260-026-00; Child Parcel(s): 010-260-026-10, 010-260-026-20;
---

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Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 40.060 Acres | | 2,099 | 100 | | 84,066 |
| | | | 40.06 Total Acres | | Total Est. Land Value = | | | 84,066 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.90 | 384 | 51 | 4,485 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,485 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,033 | 13,699 | 55,732 | | | 35,960C |
| 2023 | 38,057 | 12,820 | 50,877 | | | 34,248C |
| 2022 | 38,057 | 9,893 | 47,950 | | | 32,618C |
| 2021 | 38,858 | 9,405 | 48,263 | 48,263M | | 31,576C |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: PAVILLION
Calculator Occupancy: Apartment

Class: C
Floor Area
Gross Bldg Area
Stories Above Grd
Average Sty Hght
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 5
Physical %Good: 90
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:
22 X 46 PAVILLION

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low | | |

** ** 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:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---|---|---|---|---|---|
| /CI16/YARI/PATE/PAVCSUL | 25898.10 | 1 | 1.00 | 90 | 23,308 |
| ECF (NORTH END, NOT PLATTED OR LAKE) | 0.983 => TCV of Bldg: 1 = | | | | 22,912 |

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-027-10 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. |
|---|---|---|---|---|---|---|---|---|
| | | 79,000 | 07/01/1998 | WD | 03-ARM'S LENGTH | 143:904 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46704 SCOUT CAMP RD

Owner's Name/Address

MANDERFIELD JAMES E
MANDERFIELD DWIGHT; LB
PO BOX 177
ATLANTIC MINE MI 49905

Tax Description

SEC 10 T54N R34W SE 1/4 OF NW 1/4 EXCEPT THE N 330' THEREOF SPLIT TO 010-260-027-20. 30 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #: P6-10-14

2024 Est TCV 276,091 TCV/TFA: 176.08

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 07/29/2009 | 09-163 | COMPLETE |
| GARAGE | 07/29/2009 | 09-163 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/29/2009 | DATA ENTER |
| LP | 09/10/2009 | INSPECTED |
| KH | 09/16/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 30 ACRES | | 30.00 Acres | | | 2700 | 100 | | 81,000 |
| | | 30.00 Total Acres | | | Total Est. Land Value = | | | 81,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.14 | 200 | 46 | 2,221 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,221 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,500 | 97,546 | 138,046 | | | 71,766C |
| 2023 | 30,000 | 89,196 | 119,196 | | | 68,349C |
| 2022 | 30,000 | 78,168 | 108,168 | | | 65,095C |
| 2021 | 30,000 | 78,248 | 108,248 | | | 63,016C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 1998 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |
| X | Plaster | | |

**(7) Excavation**

Basement: 304 S.F.
Crawl: 624 S.F.
Slab: 336 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| 1 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 31
Floor Area: 1,568
Total Base New : 284,360 E.C.F.
Total Depr Cost: 196,206 X 0.983
Estimated T.C.V: 192,870

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WCP (1 Story) |
| 200 | Treated Wood |
| 144 | Treated Wood |

**(17) Garage**

Year Built: 2009
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: 1584
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1900
(11) Heating System: Forced Hot Water
Ground Area = 1264 SF Floor Area = 1568 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 | Crawl Space | 624 | | |
| 2 Story | Siding | Basement | 304 | | |
| 1 Story | Siding | Slab | 336 | | |
| | | | Total: | 202,466 | 139,701 |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,137 |
| Separate Shower | 1 | 1,331 | 918 |
| Ceramic Tile Floor | 1 | 1,096 | 756 |
| Vent Fan | 1 | 247 | 170 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,285 |
| Water Well, 100 Feet | 1 | 5,684 | 3,922 |
| Porches | | | |
| WCP (1 Story) | 48 | 2,949 | 2,035 |
| Deck | | | |
| Treated Wood | 200 | 4,046 | 2,792 |
| Treated Wood | 144 | 3,267 | 2,254 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Door Opener | 3 | 1,605 | 1,107 |
| Base Cost | 1584 | 49,864 | 34,406 |
| Fireplaces | | | |
| Wood Stove | 1 | 2,497 | 1,723 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-027-20 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. |
|---|---|---|---|---|---|---|---|---|
| MANDERFIELD JAMES | KOWALSKI SUSAN C | 38,000 | 08/02/2013 | WD | 03-ARM'S LENGTH | 2013/04645 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46774 SCOUT CAMP RD

Owner's Name/Address

KOWALSKI SUSAN C
46774 SCOUT CAMP RD
ATLANTIC MINE MI 49905

Tax Description

P6-10-14 SEC 10 T54N R34W THE NORTH 330' OF THE SE 1/4 OF NW 1/4. DESCRIBED AS: COM AT THE N 1/4 CORNER OF SEC 10; TH S 02 DEG 30' 02" W 1242.78' ALONG THE N AND S QUARTER LINE TO THE POB OF THIS DESCRIPTION; TH S 02 DEG 17' 21" W 330.10' ALONG THE N-S QUARTER LINE OF SEC 10; TH N 89 DEG 05' 38" W 1365.08'; TH N 03 DEG 07' 09" E 330.24'; TH S 89 DEG 05' 38" E 1360.30' TO THE POB. 10 A. W/EASEMENT
SPLIT/COMBINED ON 07/09/2013 FROM 010-260-027-00;

Comments/Influences

Split/Comb. on 07/09/2013 completed 07/09/2013 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-260-027-00;
Child Parcel(s): 010-260-027-10, 010-260-027-20;
---

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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 08/02/2013
MAP #:
2024 Est TCV 178,952 TCV/TFA: 110.19

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| MANUFACTURED HOUSE | 08/12/2013 | 13-001 | COMPLETE |
| MANUFACTURED HOUSE | 07/31/2013 | 13-143 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 10.00 Acres | | 4500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | | | Total Est. Land Value = | 45,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 36.11 | 100 | 42 | 1,517 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,517 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 66,976 | 89,476 | | | 71,550C |
| 2023 | 16,000 | 62,137 | 78,137 | | | 68,143C |
| 2022 | 16,000 | 54,049 | 70,049 | | | 64,899C |
| 2021 | 13,500 | 49,326 | 62,826 | | | 62,826S |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 2013 1993 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Good
Effec. Age: 24
Floor Area:
Total Base New : 130,907 E.C.F.
Total Depr Cost: 63,661 X 0.983
Estimated T.C.V: 62,579

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 240 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home 1 Cls Good Blt 2013
(11) Heating System: Wall Furnace
Ground Area = 1624 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 1624 | | | |
| | | | Total: | 117,682 | 55,311 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 2,593 | |
| Water Well, 50 Feet | | | 1 | 2,859 | 1,344 | |
| Deck | | | | | | |
| Treated Wood | | | 240 | 4,850 | 4,413 | *9 |
| | | | Totals: | 130,907 | 63,661 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 62,579

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Commodity Barns (Storage | | | | |
| Year Built | 2013 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | 4 Wall, 320 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 100 x 60 = 6000 | | | | |
| Cost New | $ 78,960 | | | | |
| Phy./Func./Econ. %Good | 90/100/100 90.0 | | | | |
| Depreciated Cost | $ 71,064 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items ->  | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 90 | | | | |
| Est. True Cash Value | $ 69,856 | | | | |
| Comments: | BARN FOR HORSES | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 69856 / All Cards: 69856 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-028-00 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. |
|---|---|---|---|---|---|---|---|---|
| DREXLER GARRY J | DREXLER DEBORAH J & GREGOF | 0 | 06/08/2020 | OTH | 07-DEATH CERTIFICATE | | OTHER | 0.0 |
| DREXLER GARRY J & DEBORAH | DREXLER GARRY, DEBORAH & C | 0 | 07/26/1976 | WD | 03-ARM'S LENGTH | 135 / | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

NAUMKEG ST OFF

Owner's Name/Address

DREXLER DEBORAH J & GREGORY J
25791 DUNCAN DR
ESPARTO CA 95627-

Tax Description

P6-10-15 SEC 10 T54N R34W NE 1/4 OF SW 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 8,948C |
| 2023 | 38,000 | 0 | 38,000 | | | 8,522C |
| 2022 | 38,000 | 0 | 38,000 | | | 8,117C |
| 2021 | 38,800 | 0 | 38,800 | | | 7,858C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-029-00 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 18018 PETRO LN | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | 05/10/2021 | 2021-999-998 | FOUNDATION |
| | P.R.E. 0% | | HOUSE | / / | 15-001 | NOT REVIEW |
| Owner's Name/Address | MAP #: | | | | | |
| ARENS JOSEPH TRUST<br>PO BOX 115<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 421,826 TCV/TFA: 58.23 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 60.000 | Acres | 4,333 | 100 | | 260,000 |
| | | | 60.00 | Total Acres | | | Total Est. Land Value = | 260,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 400 | 79 | 980 |
| Wood Frame | 24.99 | 192 | 95 | 4,558 |
| Wood Frame | 24.49 | 216 | 95 | 5,025 |

Commercial Local Cost Land Improvements

| Description | Rate | Size | % Good | Arch | Mult | Cash Value |
|---|---|---|---|---|---|---|
| ROLL OFF 40 FT | 3,200.00 | 5 | 73 | | 100 | 11,680 |
| ROLL OFF 20 FT | 1,600.00 | 1 | 73 | | 100 | 1,168 |
| Total Estimated Land Improvements True Cash Value = | | | | | | 23,411 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 130,000 | 80,913 | 210,913 | | | 74,970C |
| 2023 | 130,000 | 74,375 | 204,375 | | | 71,400C |
| 2022 | 130,000 | 72,647 | 202,647 | 196,151M | | 68,000C |
| 2021 | 129,000 | 58,826 | 187,826 | | | 62,529C |

Tax Description

P6-10-16
SEC 10 T54N R34W
W 1/2 OF SW 1/4.
EXC S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4.
70 A M/L

Comments/Influences

| Who | When | What |
|---|---|---|
| WK | 11/30/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Sheds - Material Storage, 4 Wall

Class: D,Pole
Floor Area: 1,250
Gross Bldg Area: 7,244
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 21
Physical %Good: 65
Func. %Good : 100
Economic %Good: 100

2006 Year Built Remodeled

30 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Complete H.V.A.C. 0%
Ave. SqFt/Story: 1250
Ave. Perimeter: 100
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 100
Overall Building Height: 30

Base Rate for Upper Floors = 25.86

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 25.86

Total Floor Area: 1,250 Base Cost New of Upper Floors = 32,325

Reproduction/Replacement Cost = 32,325
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0
Total Depreciated Cost = 21,011

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 17,944
Replacement Cost/Floor Area= 25.86 Est. TCV/Floor Area= 14.35

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

X Typical, Apartments, 4 Rooms, 2 Baths

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: | |
|---|---|---|---|
| X | Few<br>Average<br>Many<br>Unfinished<br>Typical | X | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: OFFICE
Calculator Occupancy: Industrial - Engineering

Class: C
Floor Area: 784
Gross Bldg Area: 7,244
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 13
Physical %Good: 74
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 784
Ave. Perimeter: 84
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 9 Perimeter: 84

Base Rate for Upper Floors = 96.34

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.08 100%
Adjusted Square Foot Cost for Upper Floors = 117.42

Total Floor Area: 784 Base Cost New of Upper Floors = 92,058

Reproduction/Replacement Cost = 92,058
Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 68,123

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 58,177
Replacement Cost/Floor Area= 117.42 Est. TCV/Floor Area= 74.21

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Repair Shed

Class: S
Floor Area: 3,500
Gross Bldg Area: 7,244
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 21
Physical %Good: 42
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 3500
Ave. Perimeter: 162
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 14 Perimeter: 162

Base Rate for Upper Floors = 29.59

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.88 100%
Adjusted Square Foot Cost for Upper Floors = 34.47

Total Floor Area: 3,500 Base Cost New of Upper Floors = 120,645

Reproduction/Replacement Cost = 120,645
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0
Total Depreciated Cost = 50,671

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 43,273
Replacement Cost/Floor Area= 34.47 Est. TCV/Floor Area= 12.36

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: LEAN TO
Calculator Occupancy: Sheds - Material Storage, 3 Wall

Class: D,Pole
Floor Area: 1,710
Gross Bldg Area: 7,244
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 16
Physical %Good: 72
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1710
Ave. Perimeter: 131
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 131

Base Rate for Upper Floors = 18.09

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 18.09

Total Floor Area: 1,710 Base Cost New of Upper Floors = 30,934

Reproduction/Replacement Cost = 30,934
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 22,272

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 4 = 19,021
Replacement Cost/Floor Area= 18.09 Est. TCV/Floor Area= 11.12

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-029-25 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: INDUSTRIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 18018 PETRO LN | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | 05/10/2021 | 2021-999-999 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| KEWEENAW TERMINAL INC<br>PO BOX 840<br>HOUGHTON MI 49931 | 2024 Est TCV 201,985 TCV/TFA: 68.56 | | | | | |

Tax Description

P6-10-16A SEC 10 T54N R34W S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 10A M/L

Comments/Influences

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 10.000 Acres | | 12,750 | 100 | | 127,500 |
| | | | 10.00 Total Acres | | | Total Est. Land Value = | | 127,500 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 490 | 79 | 1,200 |

Commercial Local Cost Land Improvements

| Description | Rate | Size | % Good | Arch | Mult | Cash Value |
|---|---|---|---|---|---|---|
| ROLL OFF 40 FT | 3,200.00 | 8 | 91 | | 100 | 23,296 |
| Total Estimated Land Improvements True Cash Value = | | | | | | 24,496 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 63,750 | 37,243 | 100,993 | | | 32,862C |
| 2023 | 63,750 | 34,644 | 98,394 | | | 31,298C |
| 2022 | 63,750 | 296,071 | 359,821 | 95,872M | | 29,808C |
| 2021 | 19,000 | 0 | 19,000 | | | 13,948C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Sheds - Material Storage, 3 Wall

Class: D,Pole
Floor Area: 2,000
Gross Bldg Area: 2,946
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 6
Physical %Good: 89
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2000
Ave. Perimeter: 180
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 14 Perimeter: 180

Base Rate for Upper Floors = 28.57

Adjusted Square Foot Cost for Upper Floors = 28.57

Total Floor Area: 2,000 Base Cost New of Upper Floors = 57,140

Reproduction/Replacement Cost = 57,140
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 50,855

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 43,430
Replacement Cost/Floor Area= 28.57 Est. TCV/Floor Area= 21.71

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Repair Shed

Class: D,Pole
Floor Area: 220
Gross Bldg Area: 2,946
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 26
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 10%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 220
Ave. Perimeter: 62
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 62

Base Rate for Upper Floors = 28.89

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 10%
Adjusted Square Foot Cost for Upper Floors = 28.89

Total Floor Area: 220 Base Cost New of Upper Floors = 6,356

Reproduction/Replacement Cost = 6,356
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 2,225

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 1,900
Replacement Cost/Floor Area= 28.89 Est. TCV/Floor Area= 8.64

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: LOADING DOCK CANOPY
Calculator Occupancy: 0

Class: D,Pole
Floor Area: 726
Gross Bldg Area: 2,946
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 41
Physical %Good: 44
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 726
Ave. Perimeter: 180
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

| Unit in Place Items | Rate | Quantity | Arch | %Good | Depr.Cost |
|---|---|---|---|---|---|
| /CI4/ROOC | 19.27 | 726 | 1.00 | 39 | 5,456 |

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 4,659
Replacement Cost/Floor Area= 19.27 Est. TCV/Floor Area= 6.42

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-030-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ARENS JOSEPH TRUST<br>PO BOX 115<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 68,000 | | | | | |

| | Improved | | Vacant |
|---|---|---|---|
| | | X | |

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 0 | 34,000 | | | 3,083C |
| 2023 | 22,000 | 0 | 22,000 | | | 2,937C |
| 2022 | 22,000 | 0 | 22,000 | | | 2,798C |
| 2021 | 22,000 | 0 | 22,000 | | | 2,709C |

Tax Description

P6-10-17 SEC 10 T54N R34W S 1/2 OF SE 1/4 OF SW 1/4. 20 A.

Comments/Influences

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-031-00 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

Owner's Name/Address

HONGISTO GORDON C
910 W STEPHEN
CLAWSON MI 48017

Tax Description

P6-10-17A
SEC 10 T54N R34W N 1/2 OF SE 1/4 OF SW 1/4. 20 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 68,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 0 | 34,000 | | | 4,162C |
| 2023 | 22,000 | 0 | 22,000 | | | 3,964C |
| 2022 | 22,000 | 0 | 22,000 | | | 3,776C |
| 2021 | 22,000 | 0 | 22,000 | | | 3,656C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-032-00 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: INDUSTRIAL-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 #: | | | | | |
| VVQ LAND HOLDINGS LLC<br>PO BOX 414<br>HOUGHTON MI 49931 | 2024 Est TCV 306,250 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 60.000 | Acres | 3,500 | 100 | | 210,000 |
| STANDARD COMMERCIAL | | | 20.000 | Acres | 4,813 | 100 | | 96,250 |
| | | | 80.00 | Total Acres | | Total Est. Land Value = | | 306,250 |

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Tax Description |
|---|
| P6-10-18 SEC 10 T54N R34W<br>N 1/2 OF SE 1/4 OF SEC 10 80 AC M/L |

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 153,125 | 0 | 153,125 | | | 16,653C |
| 2023 | 148,125 | 0 | 148,125 | | | 15,860C |
| 2022 | 148,125 | 0 | 148,125 | | | 15,105C |
| 2021 | 144,750 | 0 | 144,750 | | | 14,623C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-032-50 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. |
|---|---|---|---|---|---|---|---|---|
| VVQ LAND HOLDINGS LLC | GLM LAND HOLDINGS LLC | 750,000 | 11/10/2017 | WD | 03-ARM'S LENGTH | 2017/05866 | DEED | 100.0 |
| MOYLE THOMAS J & DENISE B | VVQ LAND HOLDINGS LLC | 99 | 12/15/2009 | QC | 19-MULTI PARCEL ARM'S LEN | 2009/07370 | DEED | 100.0 |
| | | 450,000 | 07/01/2004 | WD | 03-ARM'S LENGTH | 165:484 | DEED | 0.0 |
| | | | | | | | | |

Property Address

GREEN ACRES RD

Owner's Name/Address

GLM LAND HOLDINGS LLC
PO BOX 393
HOUGHTON MI 49931

Tax Description

P6-10-18A SEC 10 T54N R34W
S 1/2 OF SE 1/4 OF SEC 10 80 AC M/L

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 306,250

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/15/2010 | INSPECTED |
| SC | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 60.000 | Acres | 3,500 | 100 | | 210,000 |
| STANDARD COMMERCIAL | | | 20.000 | Acres | 4,813 | 100 | | 96,250 |
| | | | 80.00 | Total Acres | | Total Est. Land Value = | | 306,250 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 153,125 | 0 | 153,125 | | | 93,385C |
| 2023 | 148,125 | 0 | 148,125 | | | 88,939C |
| 2022 | 148,125 | 0 | 148,125 | | | 84,704C |
| 2021 | 144,750 | 0 | 144,750 | | | 81,999C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-201-10 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. |
|---|---|---|---|---|---|---|---|---|
| UP STEEL INC | THERRIAN STEVEN & JAMIE L | 175,000 | 03/25/2019 | WD | 03-ARM'S LENGTH | 2019/01811 | DEED | 100.0 |
| LAUX JOHN V | UP STEEL INC | 115,000 | 03/17/2009 | WD | 03-ARM'S LENGTH | 2009/01491 | DEED | 0.0 |
| LAUX JOHN V | UP STEEL INC | 115,000 | 03/17/2009 | WD | 03-ARM'S LENGTH | 2009/01491 | DEED | 0.0 |
| LAUX FAMILY TRUST | LAUX JOHN V | 0 | 03/16/2009 | QC | 09-FAMILY | 2009/01490 | DEED | 0.0 |

Property Address

GIRL SCOUT CAMP RD

Owner's Name/Address

THERRIAN STEVEN & JAMIE L
47082 HWY M-26
ATLANTIC MINE MI 49905

Tax Description

SEC 10 T54N R34W
A PARCEL OF LAND IN NE 1/4 OF NW 1/4
D/F:

COM AT THE NW CORNER SECT 10; TH
S87*10'41"E 1422.14' TO POB;
TH S87*08'59"E 265.31';
TH S03*01'09W 269.36';
TH 86*08'49"E 105.33';
TH S01*53'46"W 307.04';
TH S89*59'28"W 365.15';
TH 01*52'01"E 596.50' TO POB

010-260-024-15 COMBINED WITH
010-260-201-60 INTO 010-260-201-10 FOR
2024

Comments/Influences

Split/Comb. on 03/02/2010 completed
03/02/2010 FAY ;
Parent Parcel(s): 010-260-024-00;
Child Parcel(s): 010-260-024-10,
010-260-024-15;
---

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 340,213 TCV/TFA: 44.77

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/14/2023 | 2023-031-141 | FOUNDATION |
| COMMERCIAL | 02/09/2010 | 10-004 | COMPLETE |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 4.290 Acres | | 6,662 | 100 | | 28,580 |
| | | | 4.29 Total Acres | | Total Est. Land Value = | | | 28,580 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,290 | 155,817 | 170,107 | | | 170,107S |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2019 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 3
Floor Area: 0
Total Base New : 7,529 E.C.F.
Total Depr Cost: 7,303 X 0.983
Estimated T.C.V: 7,179

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 528
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2019
(11) Heating System: Forced Air w/ Ducts
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 | | | | | |
| Carports | | | | | |
| | Aluminum | | 528 | 7,529 | 7,303 |
| | | | Totals: | 7,529 | 7,303 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 7,179

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2023 | 0 |

Condition: Average
Part. Construct.: 40%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 4399 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 1
Floor Area: 4,399
Total Base New : 573,927 E.C.F.
Total Depr Cost: 568,187 X 0.983
Estimated T.C.V: 558,528

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 1221
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2023
(11) Heating System: Forced Air w/ Ducts
Ground Area = 4399 SF Floor Area = 4399 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 4,399 | | |
| | | | Total: | 530,415 | 525,110 |

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

| | | | |
|---|---|---|---|
| Door Opener | 2 | 1,070 | 1,059 |
| Base Cost | 1221 | 42,442 | 42,018 |
| | Totals: | 573,927 | 568,187 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 558,528
40% Completed => Est. True Cash Value 2024 =

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2024 = RESIDENTIAL USE
Calculator Occupancy: Warehouses - Storage

Class: D,Pole
Floor Area: 3,200
Gross Bldg Area: 3,200
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 17
Physical %Good: 60
Func. %Good : 100
Economic %Good: 100

2010 Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 3200
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1: 900
Type #1: Good Storage (No Rates)
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 31.73
Mezzanine 1 Storage Base Rate = 21.19

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.25 100%
Adjusted Square Foot Cost for Upper Floors = 36.98

Total Floor Area: 3,200 Base Cost New of Upper Floors = 118,336
Mezzanine 1 Area: 900 Base Cost New of Mezzanine = 19,071

Reproduction/Replacement Cost = 137,407
Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 82,444

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 81,043
Replacement Cost/Floor Area= 42.94 Est. TCV/Floor Area= 25.33

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-202-00 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. |
|---|---|---|---|---|---|---|---|---|
| KARPPINEN PAUL M | THERRIAN STEVEN & JAMIE | 186,000 | 05/25/2011 | WD | 19-MULTI PARCEL ARM'S LEN | 2011/02581 | DEED | 100.0 |
| | | 1 | 06/01/2002 | WD | 03-ARM'S LENGTH | 163:924 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

47084 HIGHWAY M26

Owner's Name/Address

THERRIAN STEVEN & JAMIE L
47082 HIGHWAY M26
ATLANTIC MINE MI 49905

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/07/2023

MAP #:

2024 Est TCV 495,516 TCV/TFA: 79.51

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 05/03/2023 | 2023-010-020 | FOUNDATION |
| COMMERCIAL | 03/05/2018 | 2018-031-015 | FOUNDATION |
| STORAGE | 06/04/2013 | 13-059 | COMPLETE |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 5.340 Acres | | 28,551 | 100 | | 152,465 |
| | | | 5.34 Total Acres | | | Total Est. Land Value = | | 152,465 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 16675 | 97 | 50,142 |
| D/W/P: Asphalt Paving | 3.10 | 4560 | 97 | 13,712 |
| D/W/P: 4in Ren. Conc. | 8.18 | 1560 | 94 | 11,995 |
| Total Estimated Land Improvements True Cash Value = | | | | 75,849 |

Tax Description

SECS 3 & 10 T54N R34W
A PARCEL OF LAND IN SE 1/4 OF SW 1/4 SEC 3, AND NE 1/4 OF NW 1/4 SEC 10 D/F:

COM AT THE NW CORN SECT 10; TH S87*10'41"E 1347.13' TO POB;
TH S87*08'59"E 75.01';
TH S01*52'01"W 596.50';
TH S89*59'28"W 75.14';
TH S57*08'59"E 75.01';
TH S01*54'24"W 66.66';
TH N87*35'32"W 87.36' TO C/L GIRL SCOUT CAMP RD;
TH 219.25' ALG CURVE TO L (R=615.45', DELTA=20*24'42", CHORD BEARS N28*33'35"W 218.10;
TH N38*45'56"W 205.82';
TH N35*39'55"W 133.74';
TH N28*45'02"E 160.34';
TH 60.4' ALG CURVE TO R, RADIUS= 5629.58' DELTA = 00*36'53", CHORD BEARS
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| KH | 09/16/2010 | INSPECTED |
| TH | 01/19/2011 | DATA ENTER |
| LRK | 11/11/2011 | INSPECTED |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 76,233 | 171,525 | 247,758 | | | 226,935C |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1996 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 5 | Basement |
| | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1296 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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: C
Effec. Age: 31
Floor Area: 1,296
Total Base New : 240,519 E.C.F.
Total Depr Cost: 165,957 X 0.854
Estimated T.C.V: 141,727

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 208 | Treated Wood |
| 144 | Treated Wood |

**(17) Garage**

Year Built: 2011
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: 812
% Good: 0
Storage Area: 600
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1996
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1296 SF Floor Area = 1296 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 | Crawl Space | 1,296 | | |
| | | | Total: | 175,283 | 120,945 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,137 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,814 |
| Deck | | | | | |
| Treated Wood | | | 208 | 4,158 | 2,869 |
| Treated Wood | | | 144 | 3,267 | 2,254 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 812 | 37,360 | 25,778 |
| Storage Over Garage | | | 600 | 8,070 | 5,568 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,813 |
| Door Opener | | | 1 | 535 | 369 |
| Fireplaces | | | | | |
| Prefab 1 Story | | | 1 | 2,537 | 1,751 |
| | | | Totals: | 240,519 | 165,957 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 141,727

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Fleet Facilities Repair

Class: D,Pole
Floor Area: 4,936
Gross Bldg Area: 4,936
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 11
Physical %Good: 64
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:
WAS 1,800 FEET GARAGE + 1,200 FOR 2013 = 3,000
ADDED 30 X 40 GARAGE ADDITION FOR 2013
PERMIT FOR 44 X 44 IN 2023

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 4936
Ave. Perimeter: 382
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 382

Base Rate for Upper Floors = 41.49

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.02 100%
Adjusted Square Foot Cost for Upper Floors = 46.51

Total Floor Area: 4,936 Base Cost New of Upper Floors = 229,573

Reproduction/Replacement Cost = 229,573
Eff.Age:11 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0
Total Depreciated Cost = 146,927

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 125,475
Replacement Cost/Floor Area= 46.51 Est. TCV/Floor Area= 25.42

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-260-302-00 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 |
|---|---|---|---|---|---|---|
| PETRO LN | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ARENS JOSEPH TRUST<br>PO BOX 115<br>ATLANTIC MINE MI 49905 | 2024 Est TCV 45,000 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 10.000 Acres | | 4,500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | Total Est. Land Value = | | | 45,000 |

Public Improvements

- 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

Tax Description

P6-10-16
SEC 10 T54N R34W

N 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4. 70 A M/L

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 0 | 22,500 | | | 1,894C |
| 2023 | 16,000 | 0 | 16,000 | | | 1,804C |
| 2022 | 0 | 0 | 0 | 16,000M | | 1,719C |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: INDUSTRIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| VVQ LAND HOLDINGS LLC<br>PO BOX 414<br>HOUGHTON MI 49931 | 2024 Est TCV 186,160 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 12.020 Acres | | 15,488 | 100 | | 186,160 |
| | | | 12.02 Total Acres | | Total Est. Land Value = | | | 186,160 |

| | Public Improvements |
|---|---|
| | 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 |

Tax Description

P6-11-1 SEC 11 T54N R34W
PART OF N 1/2 OF NE 1/4 D/F: COM AT N 1/4 POST SEC 11 & POB, TH N 87°37' E ALG SEC LINE 635.82', TH S 44°27'30" W 150.97', TH S 45°32'30" E 208.47', TH S 44°27'30" W 725.87', TH S 45°32'30" E 679.76', TH S 81°00' W 57.91', TH N 89°46' W 388.6', TH N 0°14' E 300', TH N 89°46' W 100', TH S 0°14' W 100',TH N 89°46' W 185.6' TO C/L OF SEC 11, TH N 4°13'30" E ALG C/L 1030.7' TO POB. 12.02 AC M/L

Comments/Influences

| Who | When | What |
|---|---|---|

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 93,080 | 0 | 93,080 | | | 4,162C |
| 2023 | 88,302 | 0 | 88,302 | | | 3,964C |
| 2022 | 88,302 | 0 | 88,302 | | | 3,776C |
| 2021 | 134,040 | 0 | 134,040 | | | 3,656C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| KANGAS ROY J & LUANA C | KANGAS BRIAN & TALIA | 125,000 | 12/04/2014 | LC | 09-FAMILY | 2010/6265 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46844 MAIN ST

**Owner's Name/Address**

KANGAS BRIAN & TALIA TRUST
14280 W HEINOLA RD
HOUGHTON MI 49931

**Tax Description**

P6-11-2 SEC 11 T54N R34W
PART OF N 1/2 OF NE 1/4 SEC 11 D/F:
BEG AT NE COR SEC 11;
TH ALONG THE NORTH SEC LINE S 87 DEG 35' 33" W 361.51';
TH S 05 DEG 09' 44" E 463.23';
TH S 87 DEG35' 33" W 678.24' TO THE EASTERLY ROW LINE OF CO RD P-651;
TH ALONG SAID ROW S 30 DEG 25' 53" 623.03';
TH S 59 DEG 34' 07" E 560.65' TO THE N 1/16TH LINE OF SEC 11;
TH ALONG SAID NORTH 1/16TH LINE, S 89 DEG 46' 41" E 949.45' TO THE EAST LINE OF SEC 11;
TH ALONG SAID EAST SEC LINE N 05 DEG 09' 44" W 1335.29' TO THE POB. 27.2 ACRES M/L
SPLIT/COMBINED WITH 010-261-006-10 FOR 2015.
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 367,074 TCV/TFA: 203.03

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[X] Improved [ ] Vacant

**Public Improvements**

- [ ] 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
- [X] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 27.200 Acres | | 2,854 | 100 | | 77,640 |
| | | | 27.20 Total Acres | | Total Est. Land Value = | | | 77,640 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 38,820 | 144,717 | 183,537 | | | 35,450C |
| 2023 | 27,200 | 131,974 | 159,174 | | | 33,762C |
| 2022 | 27,200 | 115,617 | 142,817 | | | 32,155C |
| 2021 | 27,200 | 115,840 | 143,040 | | | 31,128C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2002 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1808 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 904 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 2 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 19
Floor Area: 1,808
Total Base New : 363,506 E.C.F.
Total Depr Cost: 294,439 X 0.983
Estimated T.C.V: 289,434

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WSEP (1 Story) |
| 160 | Treated Wood |

**(17) Garage**

Year Built: 2002
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2002
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1808 SF Floor Area = 1808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,808 | | |
| | | | Total: | 262,862 | 212,917 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 904 | 31,721 | 25,694 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,683 |
| Vent Fan | | | 2 | 495 | 401 |
| Porches | | | | | |
| WSEP (1 Story) | | | 84 | 5,160 | 4,180 |
| Deck | | | | | |
| Treated Wood | | | 160 | 3,501 | 2,836 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 528 | 20,529 | 16,628 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,759 |
| Door Opener | | | 1 | 535 | 433 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 867 |
| Base Cost | | | 1120 | 35,258 | 28,559 |
| | | | Totals: | 363,506 | 294,439 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 289,434

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-002-25 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. |
|---|---|---|---|---|---|---|---|---|
| KANGAS ROY J & LUANA C | KANGAS DAVIN & BRITTNEY | 95,000 | 12/31/2013 | LC | 16-LC PAYOFF | 2014/00065 | DEED | 100.0 |
| WALIEZER SHANE D & LUCY A | KANGAS ROY J & LUANA C | 117,000 | 04/28/2005 | WD | 03-ARM'S LENGTH | 167:1146 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46904 MAIN ST

**Owner's Name/Address**

KANGAS DAVIN & BRITTNEY
46904 MAIN ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-2A SEC 11 T54N R34W
PRT OF NE 1/4 OF NE 1/4; COM @ NE COR; TH S 87°35'33" W ALG N LN 718.85' TO REBAR; TH S 30°25'53" W 317.03' TO POB; TH N 87°35'33" E 542.08'; TH S 05°09'44" E 196.55'; TH S 87°35'33" W 678.24'; TH N 30°25'53" E 66.37' TO REBAR; TH N 30°25'53" E 167.29' TO POB. 2.75 AC M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 12/31/2013
MAP #:
2024 Est TCV 247,553 TCV/TFA: 148.77

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 04/02/2021 | 2021-010-259 | FOUNDATION |
| GARAGE | 10/01/2013 | 13-239 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 05/01/2009 | DATA ENTER |
| JR | 09/20/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.750 | Acres | 8,455 | 100 | | 23,250 |
| | 2.75 | Total Acres | | | Total Est. Land Value = | | | 23,250 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 38.41 | 20 | 46 | 353 |
| Total Estimated Land Improvements True Cash Value = | | | | 353 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,625 | 112,152 | 123,777 | | | 48,356C |
| 2023 | 5,750 | 102,237 | 107,987 | | | 46,054C |
| 2022 | 5,750 | 89,565 | 95,315 | | | 43,861C |
| 2021 | 10,250 | 89,725 | 99,975 | | | 42,460C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2006 | 2021 |

Condition: Average

**Room List**
Basement
5 1st Floor
2nd Floor
3 Bedrooms

**(1) Exterior**
Wood/Shingle
X Aluminum/Vinyl
Brick

X Insulation

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many<br>Avg.<br>Few | X | Large<br>Avg.<br>Small |

Wood Sash
Metal Sash
Vinyl Sash
X Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable<br>Hip<br>Flat | | Gambrel<br>Mansard<br>Shed |

X Asphalt Shingle

Chimney: Brick

**(3) Roof (cont.)**
Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall<br>Paneled | | Plaster<br>Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: Solid X H.C.

**(5) Floors**
Kitchen: Laminate
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**
Basement: 0 S.F.
Crawl: 1664 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**
Conc. Block
Poured Conc.
Stone
Treated Wood
X Concrete Floor

**(9) Basement Finish**
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

**(10) Floor Support**
Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas<br>Wood | | Oil<br>Coal | | Elec.<br>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
X 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)
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

**(14) Water/Sewer**
Public Water
Public Sewer
1 Water Well
1 1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

**(15) Built-ins**
Appliance Allow.
Cook Top
Dishwasher
Garbage 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

**(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

Class: C
Effec. Age: 15
Floor Area: 1,664
Total Base New : 268,027 E.C.F.
Total Depr Cost: 227,823 X 0.983
Estimated T.C.V: 223,950

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | Treated Wood |

**(17) Garage**
Year Built: 2013
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: 816
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 1664 SF Floor Area = 1664 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 | Crawl Space | 1,664 | | |
| | | | Total: | 210,880 | 179,248 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,865 |
| Vent Fan | | | 2 | 495 | 421 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,047 |
| Water Well, 200 Feet | | | 1 | 10,514 | 8,937 |
| Deck | | | | | |
| Treated Wood | | | 160 | 3,501 | 2,976 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 816 | 27,932 | 23,742 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,846 |
| Door Opener | | | 2 | 1,070 | 909 |
| Built-Ins | | | | | |
| Sauna | | | 1 | 6,499 | 5,524 |
| | | | Totals: | 268,027 | 227,823 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 223,950

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-003-00 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

Owner's Name/Address

VVQ LAND HOLDINGS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-11-3 SEC 11 T54N R34W
PART OF N 1/2 OF NE 1/4 SEC 11 D/F: COM AT N 1/4 POST OF SEC 11, TH N 87°37' E ALG SEC LINE 757.87' TO POB; TH N 87°37' E ALG SEC LINE 650.24'; TH S 30°25'30" W 576.74'; TH N 59°34'30" W 400'; TH N 44°27'30" E 182.10'; TH N 45°32'30" W 196.52' TO POB. 4.04 AC M/L.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 28,080

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 4.040 Acres | | 6,950 | 100 | | 28,080 |
| | | | 4.04 Total Acres | | Total Est. Land Value = | | | 28,080 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,040 | 0 | 14,040 | | | 1,533C |
| 2023 | 12,020 | 0 | 12,020 | | | 1,460C |
| 2022 | 12,020 | 0 | 12,020 | | | 1,391C |
| 2021 | 11,020 | 0 | 11,020 | | | 1,347C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

YAGEMAN MARY M
21330 ROBINWOOD
FARMINGTON MI 48336-5080

Tax Description

P6-11-4 SEC 11 T54N R34W PART OF N 1/2 OF NE 1/4 SEC 11 D/F, FROMIRON PIN MARKING NW COR OF TOWN OF DODGEVILLE GO S 89 DEG 46' E ALG N BDRY OF TOWN OF DODGEVILLE 550', TH N 0 DEG 14' E 200' TO POB, TH N 45 DEG 32' 30" W406.51',TH N 44 DEG 27'30" E 465.87', TH S 59 DEG 34'30" E 73.73',TH N 44 DEG 27'30" E 300', TH S 59 DEG 34' 30" E 400', TH S 30 DEG 25' 30" W 907.87' TH N 45 DEG 32' 30" W 273.25' TO POB. 10.38 A

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 45,912

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 10.380 Acres | | 4,423 | 100 | | 45,912 |
| | | | 10.38 Total Acres | | Total Est. Land Value = | | | 45,912 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,956 | 0 | 22,956 | | | 2,503C |
| 2023 | 16,380 | 0 | 16,380 | | | 2,384C |
| 2022 | 16,380 | 0 | 16,380 | | | 2,271C |
| 2021 | 19,152 | 0 | 19,152 | | | 2,199C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

YAGEMAN MARY M
21330 ROBINWOOD
FARMINGTON MI 48336-5080

Tax Description

P6-11-5 SEC 11 T54N R34W PART OF N 1/2 OF NE 1/4 FROM NW COR DODGEVILLE GO EASTERLY ALONG N BDRY OF DODGEVILLE 550', TH N 0 DEG 14' E 200' TH N 45 DEG 32' 30" W 406.51', TH N 44 DEG 27' 30" E 465.87' TO POB, TH S 59 DEG 34' 30" E 73.73', TH N 44 DEG 27' 30" E 482.1', TH N 45 DEG 32' 30" W 280', TH S 44 DEG 27' 30" W 240', TH S 45 DEG 32' 30" E 208.47', TH S 44 DEG 27' 30" W 260' TO POB. 1.98 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 19,920

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.980 | Acres | 10,061 | 100 | | 19,920 |
| | | | 1.98 | Total Acres | | Total Est. Land Value = | | 19,920 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,960 | 0 | 9,960 | | | 352C |
| 2023 | 8,161 | 0 | 8,161 | | | 336C |
| 2022 | 8,161 | 0 | 8,161 | | | 320C |
| 2021 | 8,940 | 0 | 8,940 | | | 310C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-006-10 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. |
|---|---|---|---|---|---|---|---|---|
| KANGAS ROY J & LUANA C | KANGAS ROY & LUANA LE ET A | 0 | 02/20/2015 | QC | 03-ARM'S LENGTH | 2015/00815 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46990 MAIN ST 0

**Owner's Name/Address**

KANGAS ROY J & LUANA C
KANGAS ROY J & LUANA C TRUST; LB
46990 MAIN ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-6 SEC 11 T54N R34W
A PARCEL OF LAND IN THE NE 1/4 OF THE NE 1/4 SEC 11;
COM AT THE NE CORNER OF SEC 11;
TH ALONG THE NORTH SEC LINE S 87 DEG 35' 33" 361.51' TO THE POB;
TH ALONG SAID NORTH SEC LINE S 87 DEG 35' 33" W 357.34' TO THE EASTERLY ROW OF CO. RD P-651;
TH ALONG SAID ROW LIEN S 30 DEG 25' 53" W (PREVIOUSLY RECORDED AS S 30 DEG 25' 30" W) 317.03';
TH N 87 DEG 35' 33" E 542.08';
TH N 05 DEG 09' 44" W 266.68' TO THE POB.
2.75 ACRES M/L
SPLIT ON 03/11/2010 FROM 010-261-006-00 (ORIGINAL PARENT)
SPLIT/COMB WITH 010-261-002-00 FOR 2015.

**Comments/Influences**

Split/Comb. on 03/11/2010 completed 03/11/2010 FAY ;
Parent Parcel(s): 010-261-006-00;
Child Parcel(s): 010-261-006-10, 010-261-006-15;
---

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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/01/2014
MAP #:
2024 Est TCV 232,786 TCV/TFA: 159.88

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/16/2013 | 13-170 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|
| PG | 01/01/2011 | INSPECTED |
| TH | 02/22/2011 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.750 Acres | | 8,455 | 100 | | 23,250 |
| | | | 2.75 Total Acres | | Total Est. Land Value = | | | 23,250 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 625 | 95 | 5,196 |
| D/W/P: 4in Ren. Conc. | 8.00 | 64 | 95 | 486 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,682 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,625 | 104,768 | 116,393 | | | 66,556C |
| 2023 | 5,750 | 86,187 | 91,937 | | | 63,387C |
| 2022 | 5,750 | 75,503 | 81,253 | | | 60,369C |
| 2021 | 10,250 | 75,648 | 85,898 | | | 58,441C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2013 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1456 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 10
Floor Area: 1,456
Total Base New : 230,420 E.C.F.
Total Depr Cost: 207,379 X 0.983
Estimated T.C.V: 203,854

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 108 | CCP (1 Story) |

**(17) Garage**

Year Built: 2013
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 936
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2013
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Slab | 1,456 | | |
| | | | Total: | 176,303 | 158,673 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,738 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,285 |
| Water Well, 200 Feet | | | 1 | 10,514 | 9,463 |
| Porches | | | | | |
| CCP (1 Story) | | | 108 | 2,951 | 2,656 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 936 | 34,407 | 30,966 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,365 |
| Door Opener | | | 2 | 1,070 | 963 |
| | | | Totals: | 230,420 | 207,379 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 203,854

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-006-11 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: COMMERCIAL BUILDIN | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46760 MAIN ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 04/26/2022 | 2022-031-053 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CHARTER TWP OF PORTAGE<br>47240 GREEN ACRES RD<br>HOUGHTON MI 49931 | 2024 Est TCV 0 TCV/TFA: 0.00 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table .

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | 0.00 | Total Acres | | Total Est. Land Value = | | | 0 |

Tax Description

SEC 11 T54N R34W
LOCATED ON PARCEL 010-261-006-15::
EASEMENT TO TWP ::SEC 11 T54N R34W
PART OF N 1/2 OF NE 1/4; COM AT NE COR OF SEC 11; TH S 87°35'33" W ALG SEC LINE 523.25'; TH S 87°35'33" W ALG SEC LINE 195.60'; TH S 30°25'53" W 1173.72'; TH S30*25'53"W 212.34' TO POB;

TH S30*25'53"W 114';
TH S89*46'E 156.5;
TH N44*56'57"W 139.79 MOL TO POB

Comments/Influences

Public Improvements

- 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

| 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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*** Information herein deemed reliable but not guaranteed***

| 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 | 43,096 | TBL | 43,096 |
| 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= 43,096 TCV= 43,096 Assessed Value= 21,548

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Governmental - Community Service Buildings

Class: C
Floor Area: 320
Gross Bldg Area: 320
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 2
Physical %Good: 96
Func. %Good : 100
Economic %Good: 100

Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Radiant 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 320
Ave. Perimeter: 72
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 72

Base Rate for Upper Floors = 154.51

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 9.76 100%
Adjusted Square Foot Cost for Upper Floors = 164.27

Total Floor Area: 320 Base Cost New of Upper Floors = 52,566

Reproduction/Replacement Cost = 52,566
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 50,463

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 43,096
Replacement Cost/Floor Area= 164.27 Est. TCV/Floor Area= 134.67

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-006-15 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46760 MAIN ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | ADDITION | 07/31/2019 | 2019-010-021 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| LJ LEASING LLC<br>22010 COAL DOCK RD<br>HANCOCK MI 49930 | 2024 Est TCV 279,084 TCV/TFA: 38.61 | | | | | |

Tax Description

P6-11-6A SEC 11 T54N R34W
PART OF N 1/2 OF NE 1/4; COM AT NE COR OF SEC 11;
TH S 87°35'33" W ALG SEC LINE 523.25';
TH S 87°35'33" W ALG SEC LINE 195.60'; TH S 30°25'53" W 1173.72' TO POB;
TH 30°25'53" W 326.34' TO SUBDIV LINE WHICH IS NE COR OF BLK 6 OF FIRST ADD TO TOWN OF DODGEVILLE;
TH S 89°46'00" E ALG SUBDIV LINE WHICH IS N LINE OF SAID BLK 6 394.65';
TH S 89°46'41" E ALG SUBDIV LINE 254.06';
TH N 59°34'07" W 560.65' TO POB. 2.10 AC M/L
SPLIT ON 03/11/2010 FROM 010-261-006-00 (ORIGINAL PARENT)
EASEMENT TO TWP ::SEC 11 T54N R34W
PART OF N 1/2 OF NE 1/4; COM AT NE COR OF SEC 11;
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

SPLIT/COMB. ON 03/11/2010 COMPLETED 03/11/2010 FAY ;
PARENT PARCEL(S): 010-261-006-00;
CHILD PARCEL(S): 010-261-006-10, 010-261-006-15;
---

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| | | |
|---|---|---|
| X | Improved | |
| | Vacant | |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 169.67 | 660.00 | 1.2391 | 1.1268 | 500 | 100 | | 118,450 |
| HWY N END | 76.33 | 150.00 | 1.2391 | 0.9716 | 500 | 100 | PUBLIC EASEMENT | 45,952 |
| 254 Actual Front Feet, 2.13 Total Acres | | | | | | | Total Est. Land Value = | 164,402 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.10 | 1200 | 58 | 2,158 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,158 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 82,201 | 57,341 | 139,542 | | | 110,143C |
| 2023 | 73,981 | 51,547 | 125,528 | | | 104,899C |
| 2022 | 73,981 | 45,457 | 119,438 | | | 99,904C |
| 2021 | 68,513 | 43,328 | 111,841 | | | 96,713C |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Stores - Warehouse Showroom

Class: D,Pole
Floor Area: 3,300
Gross Bldg Area: 7,228
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 24
Physical %Good: 38
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 3300
Ave. Perimeter: 232
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 232

Base Rate for Upper Floors = 47.66

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 23.09 100%
Adjusted Square Foot Cost for Upper Floors = 70.75

Total Floor Area: 3,300 Base Cost New of Upper Floors = 233,475

Reproduction/Replacement Cost = 233,475
Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 38 /100/100/100/38.0
Total Depreciated Cost = 88,721

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 75,767
Replacement Cost/Floor Area= 70.75 Est. TCV/Floor Area= 22.96

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler | | |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BY ROAD
Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole
Floor Area: 1,428
Gross Bldg Area: 7,228
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 27
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1428
Ave. Perimeter: 152
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 12 Perimeter: 152

Base Rate for Upper Floors = 27.43

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 27.43

Total Floor Area: 1,428 Base Cost New of Upper Floors = 39,170

Reproduction/Replacement Cost = 39,170
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 13,710

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 11,708
Replacement Cost/Floor Area= 27.43 Est. TCV/Floor Area= 8.20

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | Footings | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: REAR BUILDING
Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole
Floor Area: 1,800
Gross Bldg Area: 7,228
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 32
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1800
Ave. Perimeter: 180
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 25.93

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 25.93

Total Floor Area: 1,800 Base Cost New of Upper Floors = 46,674

Reproduction/Replacement Cost = 46,674
Eff.Age:32 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 16,336

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 13,951
Replacement Cost/Floor Area= 25.93 Est. TCV/Floor Area= 7.75

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Footings | | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Sheds - Material Storage, 3 Wall

Class: D,Pole
Floor Area: 700
Gross Bldg Area: 7,228
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 3
Physical %Good: 94
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 700
Ave. Perimeter: 78
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 78

Base Rate for Upper Floors = 19.75

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 19.75

Total Floor Area: 700 Base Cost New of Upper Floors = 13,825

Reproduction/Replacement Cost = 13,825
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 12,996

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 4 = 11,098
Replacement Cost/Floor Area= 19.75 Est. TCV/Floor Area= 15.85

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 35,000 | 10/01/2000 | WD | 03-ARM'S LENGTH | 152:475 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

DODGE ST

Owner's Name/Address

STEVENS OLIVIA
19618 DODGE ST
DODGEVILLE MI 49921

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/28/2019

MAP #:

2024 Est TCV 10,465

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/01/2020 | 2018-999-012 | FOUNDATION |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

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

Who When What

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 100.00 | 300.00 | 0.8706 | 1.4142 | 85 | 100 | | 10,465 |
| 100 Actual Front Feet, 0.69 Total Acres | | | | | | | Total Est. Land Value = | 10,465 |

Tax Description

P6-11-7
SEC 11 T54N R34W PART OF N 1/2 OF NE 1/4 SEC 11 D/F,
FROM NW COR OF TOWN OF DODGEVILLE GO S 89 DEG 46' E ALONG N BDRY OF TOWN OF DODGEVILLE 200' TO POB,
TH N 0 DEG 14' E 300',
TH S 89 DEG 46' E 100',
TH S 0 DEG 14' W 300', TH N 89 DEG 46' W 100' TO POB. 1.38 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,233 | 0 | 5,233 | | | 2,940C |
| 2023 | 4,555 | 0 | 4,555 | | | 2,800C |
| 2022 | 4,802 | 0 | 4,802 | | | 2,667C |
| 2021 | 4,925 | 0 | 4,925 | | | 2,582C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-008-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| DODGE ST |

| Owner's Name/Address |
|---|
| MATTHEWS LEE D & DEBRA S<br>19606 DODGE ST<br>DODGEVILLE MI 49921 |

| Tax Description |
|---|
| P6-11-8 SEC 11 T54N R34W PART OF N 1/2 OF NE 1/4 D/F, COM AT NW COR TOWN OF DODGEVILLE, TH S 89 DEG 46' E 150 FT TO POB,<br>TH N 0 DEG 14' E 200',<br>TH S 89 DEG 46' E 50',<br>TH S 0 DEG 14' W 200',<br>TH N 89 DEG 46' W 50' TO POB. .23A. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/01/1995

MAP #:

2024 Est TCV 2,990

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| | | |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 50.00 | 200.00 | 1.0000 | 0.0000 | 85 | 100* | | 0 |
| RATE 1 | | | 0.230 Acres | | 13,000 | 100 | | 2,990 |

* denotes lines that do not contribute to the total acreage calculation.

50 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 2,990

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,495 | 0 | 1,495 | | | 950C |
| 2023 | 1,106 | 0 | 1,106 | | | 905C |
| 2022 | 1,106 | 0 | 1,106 | | | 862C |
| 2021 | 1,380 | 0 | 1,380 | | | 835C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-009-00 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 | 07/01/1997 | WD | 03-ARM'S LENGTH | 140:71 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| 19576 DODGE ST |

| Owner's Name/Address |
|---|
| STRACK SHERRY L<br>19576 DODGE ST<br>DODGEVILLE MI 49921 |

| Tax Description |
|---|
| P6-11-9 SEC 11 T54N R34W PART OF N 1/2 OF NE 1/4 OF SEC 11 D/F, FROM NW COR OF TOWN OF DODGEVILLE GO S 89 DEG 46' E ALONG N BDRY OF TOWN OF DODGEVILLE 50' TO POB, TH N 0 DEG 14' E 200', TH S 89 DEG 46' E 100' TH S 0 DEG 14' W 200', TH N 89 DEG 46' W 100' TO POB. .46 A. |

| Comments/Influences |
|---|
| |

| | |
|---|---|
| Class: RESIDENTIAL-VACANT | Zoning: |
| School: HOUGHTON-PORTAGE TWP SCHOOLS | |
| P.R.E. 100% 03/22/2000 | |
| MAP #: | |
| 2024 Est TCV 5,980 | |

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| | | |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.46 Acres | | 13000 | 100 | | 5,980 |
| | | | 0.46 Total Acres | | Total Est. Land Value = | | | 5,980 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,990 | 0 | 2,990 | | | 1,146C |
| 2023 | 2,212 | 0 | 2,212 | | | 1,092C |
| 2022 | 2,212 | 0 | 2,212 | | | 1,040C |
| 2021 | 2,760 | 0 | 2,760 | | | 1,007C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-011-00 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

Owner's Name/Address

HOUGHTON CO RD COMMISSION
PO BOX 269
HANCOCK MI 49930

Tax Description

P6-11-11 SEC 11 T54N R34W PART OF N 1/2 OF SEC 11 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG SUB-DIV LINE 1048.91' TO POB, TH N 4 DEG 13' 30" E ALONG SUB-DIV LINE 71.98' TO NW COR BLK 2 OF TOWN OF DODGEVILLE, TH N 89 DEG 46' W 29.83', TH S 1 DEG 3' E 69.64', TH S 84 DEG 24' E 23.36' TO POB. .53 A.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.53 Acres | | 0 | 100 | | 0 |
| | | | 0.53 Total Acres | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-012-00 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 |
|---|
| 19576 DODGE ST |

| Owner's Name/Address |
|---|
| STRACK PAUL F & SHERRY L<br>19576 DODGE ST<br>DODGEVILLE MI 49921 |

| Tax Description |
|---|
| P6-11-11A SEC 11 T54N R34W PART OF N 1/2 OF SEC 11 T54N R34W D/F, FROM THE CENTER OF SEC 11 GO N 4 DEG 13' 30" E ALONG SUB-DIV LINE 1231.20' TO NW COR OF TOWN OF DODGEVILLE POB, TH S 89 DEG 46' E 50', TH N 0 DEG 14' E 200', THN 89 DEG 46' W 94', TH S 1 DEG 3' E 275.05', TH S 89 DEG 46' E 33.05', TH N 4 DEG 13' 30" E 75.18' TO POB. .49 A. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/22/2000

MAP #:

2024 Est TCV 6,370

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|
| | | |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.49 Acres | | 13000 | 100 | | 6,370 |
| | | | 0.49 Total Acres | | Total Est. Land Value = | | | 6,370 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,185 | 0 | 3,185 | | | 1,146C |
| 2023 | 2,356 | 0 | 2,356 | | | 1,092C |
| 2022 | 2,356 | 0 | 2,356 | | | 1,040C |
| 2021 | 2,940 | 0 | 2,940 | | | 1,007C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| TOMASIC HELEN & LINDSAY AN | TOMASIC LINDSAY ANN | 1 | 01/27/2015 | QC | 03-ARM'S LENGTH | 2015/00484 | DEED | 0.0 |
| | | 1 | 08/01/1999 | WD | 03-ARM'S LENGTH | 148:101 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MAIN ST

Owner's Name/Address

YOUNG NIGEL J & MICHELLE L
4263 TOMPKINS COURT SE
GRAND RAPIDS MI 49546

Tax Description

P6-11-13 SEC 11 T54N R34W PART OF SW 1/4 OF NE 1/4 D/F COM AT SE COR OF BLK 2 IN TOWN OF DODGEVILLE, TH RNG S 61 DEG 59' W 24.33' TO POB,
TH S 61 DEG 59' W 56.1', TH N 0 DEG 14' E 44.91' TO S BDRY LINE OF SAID BLK TH S 84 DEG 15' E ALONG SAID S'LY BDRY LINE OF BLK 2 50.02', TH S 0 DEG 14' W 13.35' TO POB. .03 A.
BEGINNING 2021 VALUE ASSESSED WITH 010-502-007-00

Comments/Influences

Class: RESIDENTIAL-COMMON Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG | 1 ACRE | | 0.06 Acres | | 13000 | 0 | ASSESSED WITH 010-520-007-00 | |
| | | | 0.06 Total Acres | | Total Est. Land Value = | | | 0 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46629 MAIN ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HERLEVICH JON ANTHONY<br>46629 MAIN ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 117,918 TCV/TFA: 57.13 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.97 Acres | | 13000 | 100 | | 12,610 |
| | | | 0.97 Total Acres | | | Total Est. Land Value = | | 12,610 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 7.19 | 192 | 64 | 883 |
| D/W/P: Asphalt Paving | 2.83 | 960 | 30 | 815 |
| Wood Frame | 25.69 | 96 | 64 | 1,578 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,276 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

Tax Description

P6-11-14 SEC 11 T54N R34W PT OF SW 1/4 OF NE 1/4 D/F BEG AT SW COROF LOT 1, BLK 2 TOWN OF DODGEVILLE, TH S 7.38' TO POB, TH S 245', TH NE'LY ALG CORD 373.78' N 0 DEG 14' E 44.91' TH N 84 DEG 15' W 313.07'TO POB EXC PAR D/F; COMAT NW COR OF SW 1/4 OF NE 1/4 SEC 11, TH S 4 DEG 13' 30" W 189.63' TO POB, TH S 4DEG 13'30' W 245' TH N 61 DEG 59' E 110'TH N 24 DEG 33' W 90.5', TH N 11 DEG 50'E 106.1', TH N 84 DEG 15'W 63.46' TO POB .97 ACRE

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,305 | 52,654 | 58,959 | | | 31,278C |
| 2023 | 4,664 | 47,532 | 52,196 | | | 29,789C |
| 2022 | 4,664 | 41,689 | 46,353 | | | 28,371C |
| 2021 | 5,820 | 41,679 | 47,499 | | | 27,465C |

| Who | When | What |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1039 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. Steam | |
| | Coal | | | | | |

| | |
|---|---|
| X | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 2,064
Total Base New : 261,804 E.C.F.
Total Depr Cost: 103,797 X 0.983
Estimated T.C.V: 102,032

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 150 | CPP |

**(17) Garage**

Year Built: 1920
Car Capacity:
Class: CD
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 1248
% Good: 10
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1039 SF Floor Area = 2064 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 | 984 | | | |
| 1.75 Story | Siding | Basement | 55 | | | |
| | | | Total: | 215,749 | 97,086 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| CPP | | | 150 | 2,519 | 1,134 | |
| Garages | | | | | | |
| Class: CD Exterior: Block Foundation: 42 Inch (Unfinished) | | | | | | |
| Common Wall: 1 Wall | | | 1 | -2,841 | -284 | |
| Base Cost | | | 1248 | 42,881 | 4,288 | *1 |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 584 | |
| Public Sewer | | | 1 | 1,298 | 584 | |
| Local Cost Items | | | | | | |
| BSMT ENTR SHELTER | | | 30 | 900 | 405 | |
| | | | Totals: | 261,804 | 103,797 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 102,032

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-016-00 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

Owner's Name/Address

STATE OF MICHIGAN

Taxpayer's Name/Address

STATE OF MICHIGAN

Tax Description

P6-11-15 SEC 11 T54N R34W PART OF SW 1/4 OF NE 1/4 D/F, COM AT THESE COR OF BLK 2 OF THE TOWN OF DODGEVILLE, TH S 61 DEG 59' W 24.33' TH IN A N'LY DIR 13.35' TO THE S BDRY LINE OF SAID BLK 2 TH IN AN E'LY DIR 21.16' TO THE POB. .003 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.00 Acres | | 13000 | 100 | | 39 |
| | | | 0.00 Total Acres | | Total Est. Land Value = | | | 39 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-017-00 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-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46615 MAIN ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| TARAK JOHN & ANNE<br>46615 MAIN ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 58,093 TCV/TFA: 41.73 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 91.00 | 180.00 | 1.0000 | 1.0954 | 98 | 100 | | 9,769 |
| MAIN | 16.17 | 253.00 | 1.0000 | 1.2987 | 98 | 100 | | 2,058 |
| 134 Actual Front Feet, 0.41 Total Acres | | | | | | | Total Est. Land Value = | 11,828 |

Taxpayer's Name/Address

TARAK JOHN
HERLEVICH JON
46629 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-11-16 SEC 11 T54N R34W PART OF SW 1/4 OF NE 1/4 D/F, COM AT NW COR OF SW 1/4 OF NE 1/4 OF SEC 11 TH S 4 DEG 13' 30" W 189.63' TO POB TH S 4 DEG 13' 30" W 245' TH N 61 DEG 59' E 110' THN 24 DEG 33' W 90.5' TH N 11 DEG 50' E 106.1' TH N 84 DEG 15' W 63.46' TO THE POB. .33 A.
AND
P6-11-10 SEC 11 T54N R34W PART OF NE 1/4 D/F, COM AT CEN SEC 11, TH N 4 DEG 13' 30" E 796.53' TO POB, TH N 4 DEG 13' 30" E 252.38', TH N 84 DEG 24' W 23.76', TH S 1 DEG 03' E 254.02' TO POB. .07 A.
COMBINED FROM 010-261-010-00 FOR 2020 ROLL

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,914 | 23,133 | 29,047 | | | 11,131C |
| 2023 | 5,311 | 20,838 | 26,149 | | | 10,601C |
| 2022 | 5,069 | 18,254 | 23,323 | | | 10,097C |
| 2021 | 5,130 | 36,578 | 41,708 | | | 17,385C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | X | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Stone

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Wood |

**(7) Excavation**

Basement: 1392 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. Steam |
| | | | Coal | | |

| | |
|---|---|
| X | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 1,392
Total Base New : 209,174 E.C.F.
Total Depr Cost: 47,065 X 0.983
Estimated T.C.V: 46,265

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | CPP |
| 132 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1340
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: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/50/100/22.5
Functional Depreciation because of: NO HEAT, UNLIVED IN

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,392 | | |
| | | | Total: | 174,367 | 39,233 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 476 |
| Porches | | | | | |
| CPP | | | 160 | 2,656 | 598 |
| WGEP (1 Story) | | | 132 | 10,382 | 2,336 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 480 | 17,059 | 3,838 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 292 |
| Public Sewer | | | 1 | 1,298 | 292 |
| | | | Totals: | 209,174 | 47,065 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 46,265

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| SUTINEN PAUL | EKDAHL EDWIN A | 14,000 | 12/14/2007 | WD | 03-ARM'S LENGTH | 20070/6925 | DEED | 100.0 |
| | | 38,000 | 10/01/2004 | WD | 03-ARM'S LENGTH | 166:726 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

FRUE ST

Owner's Name/Address

EKDAHL EDWIN A
19879 FRUE ST
DODGEVILLE MI 49921

Tax Description

P6-11-17 SEC 11 T54N R34W W 602' OF SE 1/4 OF NE 1/4 EXCEPT THE N 728.12' THEREOF 8.18 ACRES M/L MS 132/908 166/726

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 47,137

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 8.180 | Acres | 5,019 | 100 | | 41,057 |
| | 8.18 | Total Acres | | | Total Est. Land Value = | | | 41,057 |

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 | 640 | 95 | 6,080 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,080 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 20,529 | 3,040 | 23,569 | | | 13,795C |
| 2023 | 14,787 | 3,072 | 17,859 | | | 13,139C |
| 2022 | 14,724 | 0 | 14,724 | | | 9,588C |
| 2021 | 11,861 | 0 | 11,861 | | | 9,282C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-018-10 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. |
|---|---|---|---|---|---|---|---|---|
| BRUCE STEVEN JAY & CONNIE | EKDAHL EDWIN A | 24,000 | 12/12/2007 | WD | 03-ARM'S LENGTH | 2007/06924 | DEED | 100.0 |
| | | 24,000 | 10/01/2004 | WD | 03-ARM'S LENGTH | M132:908 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

FRUE ST

Owner's Name/Address

EKDAHL EDWIN A
19879 FRUE ST
DODGEVILLE MI 49921

Tax Description

P6-11-17B SEC 11 T54N R34W SE 1/4 OF NE 1/4 EXC W 602' THEREOF. CONTAINS 21.76 ACRES MS 132/908

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 68,762

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 22 ACRES | | | 21.76 Acres | | 3160 | 100 | | 68,762 |
| | | | 21.76 Total Acres | | | Total Est. Land Value = | | 68,762 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,381 | 0 | 34,381 | | | 19,105C |
| 2023 | 23,501 | 0 | 23,501 | | | 18,196C |
| 2022 | 23,501 | 0 | 23,501 | | | 17,330C |
| 2021 | 21,760 | 0 | 21,760 | | | 16,777C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-019-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| CONNECTOR ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| JACKOVICH FRANK C & BARBARA<br>JACKOVICH FRANK J & GERALD S<br>19798 DODGE ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 62,189 TCV/TFA: 0.00 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 9.05 Acres | | 4500 | 100 | | 40,725 |
| | | | 9.05 Total Acres | | | Total Est. Land Value = | | 40,725 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.73 | 240 | 79 | 4,499 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,499 |

Public Improvements

- 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
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P6-11-17A SEC 11 T54N R34W A PAR OF LAND IN SE 1/4 OF NE 1/4 OF SECD/F, COM AT CENT OF SEC 11, TH S 87 DEG 32'E 1310' M/L ALG E/W C/L OF SEC TO SE COR OF PLAT OF FIRST ADD TO TOWN OF DODGEVILLE, TH N 0 DEG 40' W 550.88' M/LTO POB, TH N 0 DEG 40' W 728.12' M/L ALG E LINE OF SD PLAT TO NE COR OF SD PLAT, TH S 89 DEG 46' E 602', TH S 0 DEG 40' E728.12', TH N 89 DEG 46' W 602' TO POB. EXC D/F, COMM 550.88'N OF SE COR OF PLAT OF FIRST ADD TO TOWN OF DODGEVILLE, TH N0 DEG 40' W 439.09', TH S 89 DEG 46' E 100', TH S 0 DEG 40' E 439.09', TH N 89 DEG 46' W 100' TO POB. 9.05 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/29/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 20,363 | 10,732 | 31,095 | | | 4,632C |
| 2023 | 14,480 | 9,942 | 24,422 | | | 4,412C |
| 2022 | 14,480 | 8,763 | 23,243 | | | 4,202C |
| 2021 | 12,218 | 8,642 | 20,860 | | | 4,068C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 51
Floor Area: 0
Total Base New : 35,220 E.C.F.
Total Depr Cost: 17,258 X 0.983
Estimated T.C.V: 16,965

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1943
Car Capacity: 1
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 340
% Good: 0
Storage Area: 0
No Conc. Floor: 64

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 340 | 11,730 | 5,748 |
| No Concrete Floor | | | 64 | -349 | -171 |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 768 | 23,839 | 11,681 |
| | | | Totals: | 35,220 | 17,258 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 16,965

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-019-50 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% | | | | | |
| BARBER RICHARD P<br>1908 CATALPA<br>BERKLEY MI 48072-1369 | MAP #: | | | | | |
| | 2024 Est TCV 13,100 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.010 Acres | | 12,970 | 100 | | 13,100 |
| | | | 1.01 Total Acres | | Total Est. Land Value = | | | 13,100 |

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-11-17A1 SEC 11 T54N R34W PAR IN SE 1/4 OF NE 1/4 COM AT CEN OF SEC 11, TH S 87 DEG 32' E 1310' ALONG E-W C/L OF SEC 11 TO SE COR OF PLAT OF FIRST ADDITION TO TOWN OF DODGEVILLE, THN O DEG 40' W 550.88' TO POB., TH N 0 DEG 40' W 439.09' TH S 89 DEG 46' E 100', TH S 0 DEG 40' E 439.09', TH N 89 DEG 46' W 100' TO POB. CONTAINS 1.01 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,550 | 0 | 6,550 | | | 1,146C |
| 2023 | 4,856 | 0 | 4,856 | | | 1,092C |
| 2022 | 4,856 | 0 | 4,856 | | | 1,040C |
| 2021 | 6,030 | 0 | 6,030 | | | 1,007C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

VVQ LAND HOLDINGS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-11-18 SEC 11 T54N R34W
NE 1/4 OF NW 1/4 SEC 11 EXC PAR D/F: COM AT SE COR OF NE 1/4 OF NW 1/4, TH N 85°18' W ALG SUBDIV LINE 150.34' TO POB TH N 85°18' W ALG SUBDIV LINE 530.95', TH N 46°48' E 355.96', TH S 43°12' E 393.95' TO POB. ALSO EXC COM AT SE COR OF NE 1/4 OF NW 1/4 POB, TH N 4°13'30" E ALG C/L 200.49', TH N 89°46' W 58.40', TH S 1°03' E 200.04' TO SUBDIV LINE, TH S 89°46' E 39.97' TO POB. 44.98 AC M/L

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 361,245

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 44.980 | Acres | 8,031 | 100 | | 361,245 |
| | | 44.98 | Total Acres | | Total Est. Land Value = | | | 361,245 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 180,623 | 0 | 180,623 | | | 10,644C |
| 2023 | 164,358 | 0 | 164,358 | | | 10,138C |
| 2022 | 164,358 | 0 | 164,358 | | | 9,656C |
| 2021 | 162,490 | 0 | 162,490 | | | 9,348C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

VVQ LAND HOLDINGS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-11-20 SEC 11 T54N R34W
PART OF NW 1/4 OF NW 1/4 SEC 11 D/F: COM AT NW COR SEC 11, TH S 83°12'30" E ALG SEC LINE 1647.0' TO 1/16 COR WHICH IS POB TH S 1°54' W ALG SUBDIV LINE 1292.7' TO 1/16 COR, TH N 85°18' W ALG SUBDIV LINE 707.3', TH N 31°16'30" E 1440.4' TO POB. 10.51 AC M/L

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 174,080

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 10.510 Acres | | 16,563 | 100 | | 174,080 |
| | | | 10.51 Total Acres | | Total Est. Land Value = | | | 174,080 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 87,040 | 0 | 87,040 | | | 4,053C |
| 2023 | 80,601 | 0 | 80,601 | | | 3,860C |
| 2022 | 80,601 | 0 | 80,601 | | | 3,677C |
| 2021 | 131,020 | 0 | 131,020 | | | 3,560C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-022-00 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. |
|---|---|---|---|---|---|---|---|---|
| AHO JEFFREY & MARISSA | PERRAULT KELSEY & DANIEL | 0 | 05/19/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| POYNTER JACK F & CHERYL | SUPERIOR NATIONAL BANK | 0 | 03/05/2013 | SD | 10-FORECLOSURE | 2013/02843 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

19161 WHITE PINE LANE

**Owner's Name/Address**

PERRAULT KELSEY & DANIEL
19161 WHITE PINE LN
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/11/2023

MAP #:

2024 Est TCV 432,109 TCV/TFA: 235.35

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 07/03/2017 | 2017-010-015 | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Tax Description**

P6-11-21 SEC 11 T54N R34W PART OF NW 1/4 D/F, COM AT NW COR, TH ALONG N SEC LINE S 83 DEG 13' 53 E 823.06' TO POB;
TH S 83 DEG 13' 53" E 823.06';
TH S 31 DEG 14' 55" W 1191.38';
TH N 85 DEG 18' 57" W 197.29';
TH N 0 DEG 08' 18" W 1099.44' TO POB.
CONTS 12.725 ACRES M/L

**Comments/Influences**

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 12.725 Acres | | 4,050 | 100 | | 51,540 |
| | | | 12.73 Total Acres | | Total Est. Land Value = | | | 51,540 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 480 | 97 | 4,074 |
| D/W/P: 4in Ren. Conc. | 8.00 | 128 | 97 | 993 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,067 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 25,770 | 190,285 | 216,055 | | | 216,055S |
| 2023 | 18,725 | 134,774 | 153,499 | | | 127,983C |
| 2022 | 18,725 | 113,156 | 131,881 | | | 121,889C |
| 2021 | 20,090 | 114,869 | 134,959 | | | 117,996C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2018 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1836 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**

| | | |
|---|---|---|
| 400 | Recreation | SF |
| 1000 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 3 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 3
Floor Area: 1,836
Total Base New : 369,386 E.C.F.
Total Depr Cost: 358,303 X 1.048
Estimated T.C.V: 375,502

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 107 | CCP (1 Story) |
| 10 | CPP |
| 252 | Treated Wood |

**(17) Garage**

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: 2
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2018
(11) Heating System: Forced Heat & Cool
Ground Area = 1836 SF Floor Area = 1836 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1+ Story | Siding | Basement | 1,500 | | |
| 1 Story | Siding | Basement | 336 | | |
| | | | Total: | 266,273 | 258,284 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 400 | 7,568 | 7,341 |
| Basement Living Area | | | 1000 | 35,090 | 34,037 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,775 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 8,820 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,618 |
| Water Well, 200 Feet | | | 1 | 10,514 | 10,199 |
| Porches | | | | | |
| CCP (1 Story) | | | 107 | 2,925 | 2,837 |
| CPP | | | 10 | 273 | 265 |
| Deck | | | | | |
| Treated Wood | | | 252 | 4,712 | 4,571 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 576 | 29,220 | 28,343 |
| Common Wall: 1.5 Wall | | | 1 | -3,943 | -3,825 |
| Door Opener | | | 2 | 1,070 | 1,038 |
| | | | Totals: | 369,386 | 358,303 |

Notes:

ECF (NEW PLATTED) 1.048 => TCV: 375,502

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-022-20 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. |
|---|---|---|---|---|---|---|---|---|
| CARLSON CHAD & KATRINA | ROBERTS CHARLES M & CHERYI | 340,000 | 07/25/2018 | WD | 03-ARM'S LENGTH | 2018/03614 | DEED | 100.0 |
| D & J L INC | CARLSON CHAD & KATRINA | 52,000 | 12/17/2008 | WD | 03-ARM'S LENGTH | 2008/07034 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

19065 WHITE PINE LANE

Owner's Name/Address

ROBERTS CHARLES M & CHERYL
19605 WHITE PINE LANE
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/27/2018

MAP #:

2024 Est TCV 399,446 TCV/TFA: 176.75

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 4.400 Acres | | 6,545 | 100 | | 28,800 |
| | | | 4.40 Total Acres | | Total Est. Land Value = | | | 28,800 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 3600 | 94 | 10,287 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,287 |

Public Improvements

- Dirt Road
- Gravel Road
- X 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

Tax Description

P6-11-21B SEC 11 T54N R34W
PT OF NW 1/4 OF SEC 11 D/F; COMM AT THE NW COR SEC 11, TH ALG W SEC LINE S 0*15'45"E 24.09';
TH S86*02'34"E 127.98', TO THE NE CRN LOT 17 GREEN ACRES PLAT; TH S 84*47'58"E 160.00' TO THE POB;
TH CONT S 84*47'58"E 180.00';
TH S00*16'38"E 66.80';
TH S37*00'26"E 296.23';
TH S84*47'58"E 174.96';
TH S00*07'54"E 259.43';
TH N84*47'58"W 433.45';
TH N15*44'17"W 369.01';
TH N00*16'38"W 200.00' TO THE POB;
4.40A MOL
ALG W EASEMENT FOR INGRESS ACROSS LOTS 17 & 30 GREEN ACRES PLAT
SPLIT IN 2015 INTO 010-261-022-21, 010-261-022-23, 010-261-022-24

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |
| LP | 06/19/2009 | INSPECTED |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,400 | 185,323 | 199,723 | | | 155,642C |
| 2023 | 12,200 | 160,967 | 173,167 | | | 148,231C |
| 2022 | 12,200 | 135,290 | 147,490 | | | 141,173C |
| 2021 | 11,200 | 137,175 | 148,375 | | | 136,664C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2009 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Ceramic Til
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

**(7) Excavation**

Basement: 2260 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 11
Floor Area: 2,260
Total Base New : 386,353 E.C.F.
Total Depr Cost: 343,854 X 1.048
Estimated T.C.V: 360,359

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | CCP (1 Story) |
| 656 | Treated Wood |

**(17) Garage**

Year Built: 2009
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: 916
% Good: 0
Storage Area: 500
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2009
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2260 SF Floor Area = 2260 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 | Siding | Basement | 2,260 | | |
| | | | Total: | 312,036 | 277,713 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 8,093 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,237 |
| Public Water | | | 1 | 1,462 | 1,301 |
| Porches | | | | | |
| CCP (1 Story) | | | 30 | 971 | 864 |
| Deck | | | | | |
| Treated Wood | | | 656 | 8,823 | 7,852 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 916 | 41,083 | 36,564 |
| Storage Over Garage | | | 500 | 6,725 | 5,985 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,339 |
| Door Opener | | | 2 | 1,070 | 952 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,957 | 2,632 |
| | | | Totals: | 386,353 | 343,854 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 360,359

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-022-21 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 19045 WHITE PINE LANE | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 07/06/2017 | 2017-031-144 | PART COMPL |
| | P.R.E. 100% 08/06/2018 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BUSTOS DEREK & STEPHANIE<br>19045 WHITE PINE LANE<br>HOUGHTON MI 49931 | 2024 Est TCV 508,271 TCV/TFA: 178.15 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.350 Acres | | 9,255 | 100 | | 21,750 |
| | | | 2.35 Total Acres | | Total Est. Land Value = | | | 21,750 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

Tax Description

P6-11-21B SEC 11 T54N R34W PT OF NW 1/4 OF SEC 11 D/F; COMM AT THE NW COR SEC 11, TH ALG W SEC LINE S 0*15'45"E 24.09';
TH S86*02'34"E 127.98', TO THE NE CRN LOT 17 GREEN ACRES PLAT AND THE POB;
TH S 84*47'58"E 160.00';
TH S 00*16'38"E 200.00';
TH S 15*44'17"E 369.01';
TH N84*47'58"W 260.00' TO THE SE CRN LOT 23 OF GREEN ACRES PLAT;
TH ALG E LINE OF SAID PLAT N00*16'38"W 400.09' TO THE NE CRN LOT 19 OF SAID PLAT;
TH S86*06'06"E 30.02';
TH N00*15'08"W 79.95' TO THE SE CRN LOT 17 OF SAID PLAT;
TH ALG EAST LINE OF SAID LOT N00*40'49"E 66.12' TO THE POB;
2.35A MOL
ALG W EASEMENT FOR INGRESS ACROSS LOTS 17
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |
| LP | 06/19/2009 | INSPECTED |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,875 | 243,261 | 254,136 | | | 184,433C |
| 2023 | 3,160 | 214,972 | 218,132 | | | 175,651C |
| 2022 | 3,160 | 180,274 | 183,434 | | | 167,287C |
| 2021 | 9,700 | 183,256 | 192,956 | | | 161,943C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2017 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1663 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 5
Floor Area: 2,853
Total Base New : 488,669 E.C.F.
Total Depr Cost: 464,238 X 1.048
Estimated T.C.V: 486,521

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 127 | CCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
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: 963
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 2017
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1663 SF Floor Area = 2853 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 | 473 | | |
| 2 Story | Siding | Basement | 1,190 | | |
| | | | Total: | 423,549 | 402,373 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,240 |
| Water Well, 200 Feet | | | 1 | 11,467 | 10,894 |
| Porches | | | | | |
| CCP (1 Story) | | | 127 | 4,407 | 4,187 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 963 | 45,444 | 43,172 |
| Common Wall: 1 Wall | | | 1 | -3,051 | -2,898 |
| Door Opener | | | 2 | 1,337 | 1,270 |
| | | | Totals: | 488,669 | 464,238 |

Notes:

ECF (NEW PLATTED) 1.048 => TCV: 486,521

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-022-23 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. |
|---|---|---|---|---|---|---|---|---|
| CARLSON CHAD & KATRINA | AHO KURT RAYMOND & CARI SA | 15,000 | 09/01/2017 | QC | 21-NOT USED/OTHER | 2017/04630 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

19119 WHITE PINE LANE

Owner's Name/Address

AHO KURT RAYMOND & CARI SAIMA
19119 WHITE PINE LN
HOUGHTON MI 49931

Tax Description

SEC 11 T54N R34W
PT OF NW 1/4 OF SEC 11 D/F; COMM AT THE NW COR SEC 11, TH ALG W SEC LINE S 0*15'45"E 24.09';
TH S86*02'34"E 127.98', TO THE NE CRN LOT 17 GREEN ACRES PLAT; TH S 84*47'58"E 340.00' TO THE POB;
TH CONT S 84*47'58"E 353.67';
S00*07'54"E 286.66';
TH S 84*47'58"E 174.96';
TH N37*00'26"W 296.33';
TH N00*16'38"W 66.30' TO THE POB;
1.87A MOL
ALG W EASEMENT FOR INGRESS ACROSS LOTS 17 & 30 GREEN ACRES PLAT
SPLIT IN 2015 FROM 010-261-022-20

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/01/2022

MAP #:

2024 Est TCV 407,508 TCV/TFA: 219.56

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 05/05/2020 | 2020-031-022 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.870 | Acres | 10,417 | 100 | | 19,480 |
| | | | 1.87 | Total Acres | | Total Est. Land Value = | | 19,480 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,740 | 194,014 | 203,754 | | | 163,981C |
| 2023 | 7,943 | 167,896 | 175,839 | | | 156,173C |
| 2022 | 7,943 | 140,794 | 148,737 | | 148,737A | 148,737S |
| 2021 | 8,610 | 143,139 | 151,749 | | 151,749A | 16,361C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2020 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1856 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1000 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 1,856
Total Base New : 377,812 E.C.F.
Total Depr Cost: 370,256 X 1.048
Estimated T.C.V: 388,028

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 256 | CCP (1 Story) |
| 24 | CPP |
| 24 | CGEP (1 Story) |

**(17) Garage**

Year Built: 2020
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: 1272
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2020
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1856 SF Floor Area = 1856 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1+ Story | Siding | Basement | 1,856 | | |
| | | | Total: | 263,769 | 258,494 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1000 | 35,090 | 34,388 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,455 |
| 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 |
| Public Water | | | 1 | 1,462 | 1,433 |
| Porches | | | | | |
| CCP (1 Story) | | | 256 | 6,344 | 6,217 |
| CPP | | | 24 | 656 | 643 |
| CGEP (1 Story) | | | 24 | 2,828 | 2,771 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,575 |
| Door Opener | | | 3 | 1,605 | 1,573 |
| Base Cost | | | 1272 | 53,831 | 52,754 |
| | | | Totals: | 377,812 | 370,256 |

Notes:
ECF (NEW PLATTED) 1.048 => TCV: 388,028

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-022-24 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

Owner's Name/Address

CARLSON CHAD & KATRINA
4017 MARINER COURT
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 42,209

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 8.712 | Acres | 4,845 | 100 | | 42,209 |
| | | | 8.71 | Total Acres | | Total Est. Land Value = | | 42,209 |

Public Improvements

- 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

Tax Description

SEC 11 T54N R34W
PT OF NW 1/4 OF SEC 11 D/F; COMM AT THE NW COR SEC 11, TH ALG W SEC LINE S 0*15'45"E 24.09';
TH S86*02'34"E 127.98', TO THE NE CRN LOT 17 GREEN ACRES PLAT; TH S 84*47'58"E 693.67'; TH S00*07'54"E 546.09' TO THE POB;
TH CONT S S00*07'54"E 553.78';
TH N58*25'16"W 610.61';
TH N89*32'10"W 80.90' TO THE SE CRN LOT 30 OF SAID PLAT;
TH ALG E LINE OF SAID PLAT N00*14'01"W 567.24' TO THE SE CRN OF LOT 23 OF SAID PLAT; TH S84*47'58"E 693.45' TO THE POB;
ALG W EASEMENT FOR INGRESS ACROSS LOTS 17 & 30 GREEN ACRES PLAT
SPLIT IN 2015 FROM 010-261-022-20
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,105 | 0 | 21,105 | | | 3,206C |
| 2023 | 15,142 | 0 | 15,142 | | | 3,054C |
| 2022 | 15,142 | 0 | 15,142 | | | 2,909C |
| 2021 | 16,613 | 0 | 16,613 | | | 2,817C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-022-30 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

Owner's Name/Address

VVQ LAND HOLDINGS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-11-21C SEC 11 T54N R34W
PT OF NW 1/4 OF SEC 11 D/F: COMM AT NW COR OF SD SEC, TH ALG W SEC LINE S 0°12'26" E 1147.60' TO SW COR OF GREEN ACRES PLAT; TH ALG S LINE OF SD PLAT & ITS EXTENSION N 89°47'34" E 208.7'; TH S 85°18'57" E 435.98' TO POB; TH S 85°18'57" E 371.85'; TH S 31°14'55" W 252.12'; TH N 85°18'57" W 259.10'; TH N 4°41'03" E 2225.51' TO POB. 1.633 AC M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 18,532

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.633 | Acres | 11,348 | 100 | | 18,532 |
| | | | 1.63 | Total Acres | | Total Est. Land Value = | | 18,532 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,266 | 0 | 9,266 | | | 1,146C |
| 2023 | 7,475 | 0 | 7,475 | | | 1,092C |
| 2022 | 7,475 | 0 | 7,475 | | | 1,040C |
| 2021 | 7,899 | 0 | 7,899 | | | 1,007C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-022-40 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

Owner's Name/Address

VVQ LAND HOLDINGS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-11-21D SEC 11 T54N R34W
PT OF NW 1/4 OF SEC 11 D/F: COM AT NW COR OF SD SEC; TH ALG W SEC LINE S 0°12'26" E 1147.60' TO SE COR OF GREEN ACRES PLAT; TH ALG S LINE OF PLAT N 89°47'34" E 208.7'; TH S 85°18'57" E 226.98' TO POB; TH S 85°18'57" E 209.0'; TH S 4°41'03" W 225.51'; TH N 85°18'57" W 209.0'; TH 4°41'03" E 225.51' TO POB. 1.082 AC M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 13,820

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.082 | Acres | 12,773 | 100 | | 13,820 |
| | | | 1.08 | Total Acres | | Total Est. Land Value = | | 13,820 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,910 | 0 | 6,910 | | | 1,146C |
| 2023 | 5,202 | 0 | 5,202 | | | 1,092C |
| 2022 | 5,202 | 0 | 5,202 | | | 1,040C |
| 2021 | 6,246 | 0 | 6,246 | | | 1,007C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-022-50 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

Owner's Name/Address

VVQ LAND HOLDINGS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-11-21E SEC 11 T54N R34W
PT OF NW 1/4 OF SEC 11 D/F: COM AT NW COR OF SD SEC; TH W ALG SEC LINE S 0°12'26" E 1147.60' TO SW COR OF GREEN ACRES PLAT; TH ALG S LINE OF SD PLAT N 89°47'34" W 208.7' TO POB; TH S 85°18'57" E 226.98'; TH S 4°41'03" W 225.51'; TH N 85°18'57" W 417.40'; TH N 89°47'34" E 208.8'; TH N 0°12'26" W 208.7' TO POB. 1.168 AC M/L

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 14,680

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.168 Acres | | 12,568 | 100 | | 14,680 |
| | | | 1.17 Total Acres | | Total Est. Land Value = | | | 14,680 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,340 | 0 | 7,340 | | | 1,146C |
| 2023 | 5,615 | 0 | 5,615 | | | 1,092C |
| 2022 | 5,615 | 0 | 5,615 | | | 1,040C |
| 2021 | 6,504 | 0 | 6,504 | | | 1,007C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-023-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| JOHNSON ALVIN J & WIFE (VE | JOHNSON JUDITH & DATTO MAR | 1 | 01/31/2012 | QC | 09-FAMILY | 2012/00639 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46784 GREEN ACRES RD

**Owner's Name/Address**

JOHNSON JUDITH & DATTO MARY BETH
46784 GREEN ACRES RD
HOUGHTON MI 49931

**Tax Description**

P6-11-22 SEC 11 T54N R34W PART OF NW 1/4 OF NW 1/4 D/F, COM AT W 1/4 POST; TH N 1356.3' TO POB, TH N 208.7', TH E 208.7', TH S 208.7' TH W 208.7' TO POB. 1 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/31/2012

MAP #:

2024 Est TCV 152,742 TCV/TFA: 119.33

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| X | Sewer |
| X | Electric |
| | Gas |
| | 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 |

| Who | When | What |
|---|---|---|
| LP | 07/09/1993 | INSPECTED |
| JR | 09/20/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.000 Acres | | 13,000 | 100 | | 13,000 |
| | | | 1.00 Total Acres | | Total Est. Land Value = | | | 13,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,500 | 69,871 | 76,371 | | | 56,587C |
| 2023 | 4,808 | 63,834 | 68,642 | | | 53,893C |
| 2022 | 4,808 | 55,915 | 60,723 | | | 51,327C |
| 2021 | 6,000 | 56,030 | 62,030 | | | 49,688C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/4

| Yr Built | Remodeled |
|---|---|
| 1948 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1280 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,280
Total Base New : 200,221 E.C.F.
Total Depr Cost: 142,159 X 0.983
Estimated T.C.V: 139,742

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | CCP (1 Story) |
| 42 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1982
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 624
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 Cls CD Blt 1948
(11) Heating System: Forced Hot Water
Ground Area = 1280 SF Floor Area = 1280 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 | 1,280 | | |
| | | | Total: | 166,914 | 118,510 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| CCP (1 Story) | | | 80 | 2,070 | 1,470 |
| WGEP (1 Story) | | | 42 | 5,075 | 3,603 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 624 | 25,659 | 18,218 |
| 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: | 200,221 | 142,159 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 139,742

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-024-00 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

Owner's Name/Address

VVQ LAND HOLDINGS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-11-23 SEC 11 T54N R34W
SW 1/4 OF NW 1/4 EXCEPT MAP CODES
P6-11-23A, P6-11-23B, & P6-11-23C. 26.901
AC M/L

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 290,680

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 21.900 | Acres | 11,576 | 100 | | 253,519 |
| OFF HWY | | | 5.000 | Acres | 7,432 | 100 | | 37,161 |
| | | | 26.90 | Total Acres | | Total Est. Land Value = | | 290,680 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 145,340 | 0 | 145,340 | | | 9,064C |
| 2023 | 136,914 | 0 | 136,914 | | | 8,633C |
| 2022 | 136,914 | 0 | 136,914 | | | 8,222C |
| 2021 | 142,030 | 0 | 142,030 | | | 7,960C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-024-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 42,867 | 05/01/2004 | WD | 03-ARM'S LENGTH | 164:839 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

GREEN ACRES RD

**Owner's Name/Address**

HOUGHTON CO RD COMMISSION
ROYCE RD, RIPLEY
HANCOCK MI 49930

**Tax Description**

P6-11-23A SEC 11 T54N R34W A PARCEL OF LAND IN THE SW 1/4 OF NW 1/4, THE NW 1/4 OF SW 1/4 AND NE 1/4 OF SW 1/4 DF;
COMM AT W 1/4 COR BEEING POB.
THN 0 DEG 13' 00" W ALONG SEC LINE 1356.30'; TH S 85 DEG 18' 00"E 78.08' TH S 50 DEG 17' 13" E 238.53', TH 1119.70' ALG ARC OF 5 DEG 21' CURVE TO LEFT, CURVE RAD 1070.92' AND LONG CHORD BEARING S 30 DEG 14' 23" E 1069.35'; TH S 60 DEG11' 33" E 644.20', TH 323.23' ALG ARC OF 40 DEG 41' 34" CURVE TO RT, SD CURVE HAV RAD OF 1220.92' AND A LONG CHORD BEARING 52 DEG 36' 30" E 322.29'; TH S 60 DEG 08' E 628.25'; TH S 7 DEG 34' 41" W 66.50'; TH S 50 DEG 58' 58" W 138.97'; TH S 25 DEG 50' 22" W 254.99'; TH S 0 DEG 19' 27" W 330.44'; TH N 88 DEG 16' W 108.03'; TH N 0 DEG 19' 27" E 153.21'; TH ON LONG CHORD BRNG N 29 DEG 56' 03" W1079.29'; TH N 60
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

Class: COMMERCIAL-VACANT Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 12.50 Acres | | 0 | 100 | | 0 |
| | | | 12.50 Total Acres | | Total Est. Land Value = | | | 0 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-025-00 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

Owner's Name/Address

VVQ LAND HOLDINGS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-11-24 SEC 11 T54N R34W
PART OF SE 1/4 OF NW 1/4 SEC 11 D/F: COM AT CEN OF SEC 11, TH N 87°32' W ALG C/L 689.26' TO POB; TH N 87°32' W ALG C/L 850.6' TO 1/16 COR; TH N 1°57' E ALG SUBDIV LINE 1292.8' TO 1/16 COR; TH S 85°18' E ALG SUBDIV LINE 911.51'; TH S 46°48' W 365.04'; TH S 43°12' E 757.56'; TH S 37°59' W 573.27' TO POB. EX PARCEL SOLD TO BUTKOVICH (P6-11-57A). 25.84 AC M/L

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 238,492

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 15.840 | Acres | 7,604 | 100 | | 120,443 |
| STANDARD COMMERCIAL | | | 10.000 | Acres | 11,805 | 100 | | 118,050 |
| | | | 25.84 | Total Acres | | Total Est. Land Value = | | 238,492 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 119,246 | 0 | 119,246 | | | 5,602C |
| 2023 | 115,856 | 0 | 115,856 | | | 5,336C |
| 2022 | 115,856 | 0 | 115,856 | | | 5,082C |
| 2021 | 117,640 | 0 | 117,640 | | | 4,920C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-026-00 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 |
|---|---|---|---|---|---|---|
| MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHIGAN TECH UNIV BD OF CONTROL<br>SUPERIOR RD<br>HOUGHTON MI 49931 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.67 Acres | | 13000 | 100 | | 8,710 |
| | | | 0.67 Total Acres | | Total Est. Land Value = | | | 8,710 |

Taxpayer's Name/Address

BD OF CONTROL M T U
HOUGHTON MI 49931

Tax Description

P6-11-25 SEC 11 T54N R34W PART OF SE 1/4 OF NW 1/4 SEC 11 D/F, COMAT CEN OF SEC POB TH N 4 DEG 13' 30" E ALONG CL 412.14' TH S 37 DEG 59' W 506.10 FT TO SUB-DIV L, TH S 87 DEG 32' E ALONG SUB DIV LINE 281.37' TO POB. LESS LOTS 117, 119, 121, 123, & 127 DODGEVILLE LOCATION .67 ACRES

Comments/Influences

Public Improvements

| | |
|---|---|
| | 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 |
| | 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-027-00 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. |
|---|---|---|---|---|---|---|---|---|
| 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

MAIN ST

Owner's Name/Address

SAARI DARLENE F
46602 MAIN ST
HOUGHTON MI 49931

Tax Description

P6-11-26 SEC 11 T54N R34W PART OF SE 1/4 OF NW 1/4 SEC 11 D/F, COMAT CEN OF SEC GO N 4 DEG 13' 30" E ALONG CL 515.94' TO POB TH N 43 DEG 12' W 169.72'
TH N 46 DEG 48' E 43',
TH N 61 DEG 59' E 110 TO CL OF SEC 11
TH S 4 DEG13'30" W ALONG CL 202.56' TO POB. .30 A

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/11/2017

MAP #:

2024 Est TCV 8,564

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 154.67 | 100.00 | 0.7978 | 0.8165 | 85 | 100 | | 8,564 |
| 202 Actual Front Feet, 0.30 Total Acres | | | | | | | Total Est. Land Value = | 8,564 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,282 | 0 | 4,282 | | | 2,488C |
| 2023 | 3,728 | 0 | 3,728 | | | 2,370C |
| 2022 | 3,930 | 0 | 3,930 | | | 2,258C |
| 2021 | 4,030 | 0 | 4,030 | | | 2,186C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-028-00 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 |
|---|---|---|---|---|---|---|
| 46563 MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| LISHINSKI JOYCE & GARY & DARYL<br>46563 MAPLE ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 5,121 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table 23.NORTHERN

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 64.00 | 100.00 | 1.0000 | 0.8165 | 98 | 100 | | 5,121 |
| 64 Actual Front Feet, 0.15 Total Acres | | | | | Total Est. Land Value = | | | 5,121 |

Taxpayer's Name/Address

LISHINSKI JOYCE & GARY & DARYL
46563 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-27 SEC 11 T54N R34W PART OF SE 1/4 OF NW 1/4 SEC 11 D/F, COM AT CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL 382.25', TH N 52 DEG 01' W 66.62' TO POB, TH N 52 DEG 01' W 100' TH N 37 DEG 59' E 64.76', TH S 43 DEG 12' E 64.03', TH S 4 DEG 13' 30" W 66.08' TO POB. .13 A.

Comments/Influences

Public Improvements

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 |
|---|---|---|---|---|---|---|
| 2024 | 2,561 | 0 | 2,561 | | | 898C |
| 2023 | 2,300 | 0 | 2,300 | | | 856C |
| 2022 | 2,195 | 0 | 2,195 | | | 816C |
| 2021 | 2,221 | 0 | 2,221 | | | 790C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-029-00 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

Owner's Name/Address

VVQ LAND HOLDINGS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-11-28 SEC 11 T54N R34W
PART OF SE 1/4 OF NW 1/4 SEC 11 D/F: COM AT SE COR OF NE 1/4 OF NW 1/4 SEC 11, TH N 85°18' W ALG SUBDIV LINE 80.2' TO POB; TH N 85°18' W ALG SUBDIV LINE 70.14'; TH S 43°12' E 104'; TH N 1°03' W 70.08' TO POB. 0.11 AC M/L.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 5,712

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 70.00 | 104.00 | 1.0000 | 0.8327 | 98 | 100 | | 5,712 |
| 70 Actual Front Feet, 0.17 Total Acres | | | | | | | Total Est. Land Value = | 5,712 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,856 | 0 | 2,856 | | | 761C |
| 2023 | 2,565 | 0 | 2,565 | | | 725C |
| 2022 | 2,448 | 0 | 2,448 | | | 691C |
| 2021 | 2,477 | 0 | 2,477 | | | 669C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-030-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 55,000 | 11/01/1999 | WD | 03-ARM'S LENGTH | 149:438 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

SUPERIOR RD

Owner's Name/Address

HIETALA PAUL
49975 CANAL RD
HOUGHTON MI 49931

Tax Description

SEC 11 T54N R34W COM AT CENTER OF SEC 11
N 4 DEG 13' 30" ALONG CL OF SEC 11
796.53', TH S 61 DEG 59' W 160.33', TH S
46 DEG 48' W 347'; TH N 43 DEG 12' W
200' TO POB;
TH N 43 DEG 12' W 557.43';
TH N46*48'E 571.09';
TH S43*12'E 323.3';
TH S46*50'21"W 228.8';
TH S43*12'00"E 184.5';
TH S46*38'50"W 199.66';
TH S43*20'08"E 49.55';
TH S46*44'35"W 142.42' TO POB
5.9A MOL
PARCELS 010+261-030-00 AND 010-261-036-00
COMBINED FOR 2019

Comments/Influences

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of Houghton, Michigan

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 187,643 TCV/TFA: 49.64

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| | | |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 5.900 | Acres | 13,233 | 100 | | 78,075 |
| | | | 5.90 | Total Acres | | Total Est. Land Value = | | 78,075 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 39,038 | 54,784 | 93,822 | | | 90,394C |
| 2023 | 39,038 | 47,868 | 86,906 | | | 86,090C |
| 2022 | 39,038 | 42,953 | 81,991 | | | 81,991S |
| 2021 | 42,038 | 41,019 | 83,057 | | | 29,603C |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Storage

Class: C
Floor Area: 3,780
Gross Bldg Area: 3,780
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght : 10

Depr. Table : 2.25%
Effective Age : 57
Physical %Good: 37
Func. %Good : 80
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:
IN NEED OF MAINTENANCE

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 3780
Ave. Perimeter: 264
Has Elevators:

*** Basement Info ***
Area: 4000
Perimeter: 280
Type: Utility Basement
Heat: Space Heaters, Gas with Fan

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 12 Perimeter: 264

Base Rate for Upper Floors = 58.54
Utility Basement Basement, Base Rate for Basement = 43.37
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.08 100%
Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.87
Adjusted Square Foot Cost for Upper Floors = 63.62
Adjusted Square Foot Cost for Basement = 48.24

Total Floor Area: 3,780 Base Cost New of Upper Floors = 240,484
Basement Area: 4,000 Base Cost New of Basement = 192,960

Reproduction/Replacement Cost = 433,444
Eff.Age:57 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/80 /100/29.6
Total Depreciated Cost = 128,299

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 109,568
Replacement Cost/Floor Area= 114.67 Est. TCV/Floor Area= 28.99

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None | | |
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-030-20 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. |
|---|---|---|---|---|---|---|---|---|
| DURLAND, LAWRENCE VINING J | MARKHAM'S MARINA, INC | 1,000 | 11/03/2005 | WD | 03-ARM'S LENGTH | 168/222 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

19504 DODGE ST

**Owner's Name/Address**

MARKHAM'S MARINA INC
49801 CANAL ROAD
HOUGHTON MI 49931

**Tax Description**

P6-11-29A
SEC 11 T54N R34W
PART OF NW 1/4 , COM AT THE CENTER OF SEC 11, TH N 4 DEG 13' 30" E ALONG CENTER LINE OF SEC 11 796.53' TO PT ON N SIDE OF MAIN ST IN DODGEVILLE (CO RD 651);
TH ALONG N SIDE OF MAIN ST S 61 DEG 59' W 160.33'; TH ALONG N SIDE OF MAIN ST S 46 DEG 48' W 347'; TH N 43 DEG 12' W 200';
TH N 43 DEG 12' W 557.56'; TH N 46 DEG 48' E 721' TO POB;
TH S 43 DEG 12' E 323';
TH S 46 DEG 48' W 150';
TH N 43 DEG 12' W 323';
TH N 46 DEG 48' 150' TO POB. 1.11 A M/L

**Comments/Influences**

Class: COMMERCIAL-IMPROVE Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 162,703 TCV/TFA: 32.95

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| MOBILE HOME | 11/22/2011 | 11-259 | COMPLETE |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 0.00 | 323.00 | 1.0000 | 1.0491 | 500 | 100 | | 0 |
| OFF HWY | | | 1.100 Acres | | 14,932 | 100 | | 16,425 |
| | | | 1.10 Total Acres | | Total Est. Land Value = | | | 16,425 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 8,213 | 73,139 | 81,352 | | | 42,653C |
| 2023 | 8,213 | 65,470 | 73,683 | | | 40,622C |
| 2022 | 8,213 | 60,266 | 68,479 | | | 38,688C |
| 2021 | 7,838 | 58,232 | 66,070 | | | 37,453C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 2011 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 12
Floor Area:
Total Base New : 55,103 E.C.F.
Total Depr Cost: 39,672 X 0.854
Estimated T.C.V: 33,880

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | Treated Wood |
| 32 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 2011
(11) Heating System: Wall Furnace
Ground Area = 756 SF Floor Area = 756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 756 | | |
| | | | Total: | 44,965 | 32,373 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,428 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,893 |
| Deck | | | | | |
| Treated Wood | | | 32 | 1,374 | 989 |
| Treated Wood | | | 32 | 1,374 | 989 |
| | | | Totals: | 55,103 | 39,672 |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 33,880

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Maintenance (Storage) Building

Class: D,Pole
Floor Area: 4,182
Gross Bldg Area: 4,182
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 21
Physical %Good: 53
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:
HEIGHT 12 + 4

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 4182
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 0

Base Rate for Upper Floors = 59.38

Adjusted Square Foot Cost for Upper Floors = 59.38

Total Floor Area: 4,182 Base Cost New of Upper Floors = 248,328

Reproduction/Replacement Cost = 248,328
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 131,614

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 112,398
Replacement Cost/Floor Area= 59.38 Est. TCV/Floor Area= 26.88

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-031-00 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

46617 FIRST ST

Owner's Name/Address

TARAK JOHN & ANNE
46615 MAIN ST
DODGEVILLE MI 49921

Taxpayer's Name/Address

TARAK JOHN
HERLEVICH JON
46629 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-11-29A SEC 11 T54N R34W PART OF SEC 11 T54N R34W D/F, FROM THE CENTER OF SEC 11 GO N 4 DEG 13' 30" E ALONG C/L OF SEC 11 796.53', TH S 61 DEG 59' W 44.88', TH N 1 DEG 03' W 391' TO POB, TH N 43 DEG 12' W 175', TH S 46 DEG 48' W 378.8', TH S 43 DEG 12' E 184.5', TH N 45 DEG 23' 30" E 378.67' TOPOB. 1.57 A.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 22,878

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

| | |
|---|---|
| | 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 |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MIXED RES | 200.00 | 342.00 | 0.5743 | 1.0000 | 188 | 100 | | 21,596 |
| 200 Actual Front Feet, 1.57 Total Acres | | | | | | | Total Est. Land Value = | 21,596 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 39 | 1,282 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,282 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,798 | 641 | 11,439 | | | 3,083C |
| 2023 | 10,798 | 620 | 11,418 | | | 2,937C |
| 2022 | 10,798 | 558 | 11,356 | | | 2,798C |
| 2021 | 10,798 | 520 | 11,318 | | | 2,709C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-032-00 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. |
|---|---|---|---|---|---|---|---|---|
| AUSTIN JAMES E & GAIL D | OLSON, BRADY S | 180,000 | 05/29/2015 | WD | 03-ARM'S LENGTH | 2015/02829 | DEED | 100.0 |
| | | 87,000 | 07/01/2003 | WD | 03-ARM'S LENGTH | 161:901 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46581 MAIN ST

Owner's Name/Address

OLSON BRADY S
POELSTRA-OLSON KELLY M
46581 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-11-30 SEC 11 T54N R34W PART OF NW 1/4 D/F, COM AT CEN OF SEC 11, TH N 4 DEG 13' 30" E 796.53', TH S 61 DEG 59' W 160.33', TH S 46 DEG 48' W 14.20' TO POB, TH S 46 DEG 48' W 80.00',TH N 45 DEG 25' 30" W 250', TH N 46 DEG 48' E 99.44', TH S 40 DEG 57' E 250' TO POB. .52 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/26/2016

MAP #:

2024 Est TCV 179,759 TCV/TFA: 86.59

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 07/05/2019 | 2019-010-013 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 83.33 | 250.00 | 1.0000 | 1.2910 | 98 | 100 | | 10,543 |
| 80 Actual Front Feet, 0.49 Total Acres | | | | | | | Total Est. Land Value = | 10,543 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2244 | 59 | 4,025 |
| D/W/P: 4in Ren. Conc. | 8.00 | 135 | 64 | 691 |
| Wood Frame/Conc. | 29.36 | 320 | 84 | 7,892 |
| Wood Frame | 26.79 | 135 | 64 | 2,315 |
| Total Estimated Land Improvements True Cash Value = | | | | 14,923 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,272 | 84,608 | 89,880 | | | 77,036C |
| 2023 | 4,734 | 77,914 | 82,648 | | | 73,368C |
| 2022 | 4,519 | 68,423 | 72,942 | | | 69,875C |
| 2021 | 4,573 | 68,108 | 72,681 | | | 67,643C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1940 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 1 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1296 S.F.
Crawl: 132 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 46
Floor Area: 2,076
Total Base New : 290,673 E.C.F.
Total Depr Cost: 156,961 X 0.983
Estimated T.C.V: 154,293

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |
| 64 | WCP (1 Story) |
| 44 | Treated Wood |
| 25 | Treated Wood |
| 12 | Treated Wood |

**(17) Garage**

Year Built: 1980
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: 2
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1940
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1428 SF Floor Area = 2076 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 | 1,296 | | |
| 1 Story | Siding | Crawl Space | 132 | | |
| | | | Total: | 248,029 | 133,936 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 84 | 8,413 | 4,543 |
| WCP (1 Story) | | | 64 | 3,604 | 1,946 |
| Deck | | | | | |
| Treated Wood | | | 44 | 1,636 | 883 |
| Treated Wood | | | 25 | 1,158 | 625 |
| Treated Wood | | | 12 | 536 | 289 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 24,373 | 13,161 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 789 |
| Public Sewer | | | 1 | 1,462 | 789 |
| | | | Totals: | 290,673 | 156,961 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 154,293

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-033-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 80,000 | 09/01/1997 | WD | 03-ARM'S LENGTH | 141:46 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46573 MAIN ST

**Owner's Name/Address**

WOOD PAUL & AMY
1605 ATLANTIC STREET
HANCOCK MI 49930

**Tax Description**

P6-11-31 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 D/F, COM AT CEN OF SEC 11, GO N 4 DEG 13' 30" E 796.53 FT, TH S 61 DEG 59' W 160.33', TH S 46 DEG 48' W 94.20' TO POB,
TH N 43 DEG 12' W 250',
TH S 46 DEG 48' W 110';
TH S 45 DEG 25' 30" E 250',
TH N 46 DEG 48' E 100.29' TO POB. .63 A.

**Comments/Influences**

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 240,085 TCV/TFA: 46.75

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MIXED RES | 103.33 | 250.00 | 0.7480 | 1.0000 | 188 | 100 | | 14,531 |
| 100 Actual Front Feet, 0.60 Total Acres | | | | | | | Total Est. Land Value = | 14,531 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,266 | 112,777 | 120,043 | | | 47,421C |
| 2023 | 7,266 | 99,253 | 106,519 | | | 45,163C |
| 2022 | 8,434 | 87,544 | 95,978 | | | 43,013C |
| 2021 | 8,434 | 83,498 | 91,932 | | | 41,639C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Multiple Residences

Class: D,Siding
Floor Area: 5,136
Gross Bldg Area: 5,136
Stories Above Grd: 2
Average Sty Hght : 10
Bsmnt Wall Hght : 6

Depr. Table : 2.25%
Effective Age : 27
Physical %Good: 54
Func. %Good : 100
Economic %Good: 100

1996 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | X | Above Ave. | | Ave. | | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Fair
Heat#1: Forced Air Furnace 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 2568
Total # Units
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

<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Fair
Total Floor Area: 5136 # of Units: 0

Base Rate for Upper Floors = 86.46

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.77 100%
Adjusted Square Foot Cost for Upper Floors = 95.23

Total Floor Area: 5,136 Base Cost New of Upper Floors = 489,101

Reproduction/Replacement Cost = 489,101
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 264,115

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 225,554
Replacement Cost/Floor Area= 95.23 Est. TCV/Floor Area= 43.92

(1) Excavation/Site Prep:
1828 SqFt Excavation (per cu. ft.)
1828 SqFt Site preparation (per sq. f

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

1828 SqFt, Class D, Pole Frame Constr

(3) Frame:
1498 SqFt, Wood, Mill Type Constructi
330 SqFt, Wood, Mill Type Constructio

(4) Floor Structure:
1498 SqFt, Wood Joists and Bridging O
330 SqFt, Wood Joists and Sheathing

(5) Floor Cover:
1498 SqFt, Hardwood
330 SqFt, Hardwood

(6) Ceiling:
1498 SqFt, Acoustical Ceilings, Tile
330 SqFt, Acoustical Ceilings, Tile o

(7) Interior:
1498 SqFt, Frame, Apartments, 2 Rooms

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

1498 SqFt, Typical, Apartments, 2 Rooms,

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| X | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

1498 SqFt, Furnace, Floor or Wall
330 SqFt, Furnace, Floor or Wall

(11) Electric and Lighting:
1498 SqFt, Ave.# Outlets, Flexible
330 SqFt, Ave.# Outlets, Flexible C

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few Average Many Unfinished Typical | | Few Average Many Unfinished Typical |
| X | Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct | | Incandescent Fluorescent Mercury Sodium Vapor Transformer |

(13) Roof Structure: Slope=0
1828 SqFt, Wood Joists, Wood or Com

(14) Roof Cover:
1828 SqFt, Composition Shingles, to

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

1498 SqFt, Plywood, Siding on Wood
330 SqFt, Plywood, Siding on Wood F

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-035-00 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. |
|---|---|---|---|---|---|---|---|---|
| MICHIGAN DNR | TARAK JOHN & ANNE | 0 | 02/09/1994 | WD | 03-ARM'S LENGTH | 125/733 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46601 MAIN ST

**Owner's Name/Address**

TARAK JOHN & ANNE
46615 MAIN ST
DODGEVILLE MI 49921

**Taxpayer's Name/Address**

TARAK JOHN
HERLEVICH JOHN
46629 MAIN ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-33 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 D/F, COM AT CEN OF SEC 11 GO N 4 DEG 13' 30" E 796.53' TH S 61 DEG 59' W 44.88' TO POB, TH N 1 DEG 03' W 391', TH S 45 DEG 23' 30" W 388.67', TH S 43 DEG 12' E 250', TH N 46 DEG 48' E 14.20', TH N 61 DEG 59' E 111.25'. 1.60 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 34,016 TCV/TFA: 37.80

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MIXED RES | 250.00 | 306.00 | 0.5253 | 1.0000 | 188 | 100 | | 24,689 |
| 175 Actual Front Feet, 2.02 Total Acres | | | | | | | Total Est. Land Value = | 24,689 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 7.21 | 1728 | 35 | 4,361 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,361 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,345 | 4,663 | 17,008 | | | 5,954C |
| 2023 | 12,345 | 4,267 | 16,612 | | | 5,671C |
| 2022 | 12,345 | 3,450 | 15,795 | | | 5,401C |
| 2021 | 12,345 | 3,984 | 16,329 | | | 5,229C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Fieldhouses

Class: C
Floor Area: 900
Gross Bldg Area: 900
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 61
Physical %Good: 40
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:
2021 ROOF COLLAPSED

Construction Cost

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low | | |

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Radiant 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 900
Ave. Perimeter: 120
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 134.45

Adjusted Square Foot Cost for Upper Floors = 134.45

Total Floor Area: 900 Base Cost New of Upper Floors = 121,005

Reproduction/Replacement Cost = 121,005
Eff.Age:61 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /10 /100/100/4.0
Total Depreciated Cost = 4,840

ECF (OLD PLATTED) 1.026 => TCV of Bldg: 1 = 4,966
Replacement Cost/Floor Area= 134.45 Est. TCV/Floor Area= 5.52

(1) Excavation/Site Prep:

(2) Foundation: | | Footings

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-037-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 8,500 | 12/01/1998 | WD | 03-ARM'S LENGTH | 145:449 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46578 MAIN ST

**Owner's Name/Address**

KERTTU MARY K
46578 MAIN ST
DODGEVILLE MI 49921

**Taxpayer's Name/Address**

KERTTU MARY K
46578 MAIN ST
DODGEVILLE MI 49921

**Tax Description**

SEC 11 T54N R34W PRT OF LOT 38 DODGEVILLE MINE LOC IN THE SE 1/4 OF NW 1/4; COM @ CTR 1/4 COR OF SEC 11; TH N 4 DEG 13'30" E 201.83'; TH N 52 DEG 01' W 382.87'; TH N 46 DEG 48'E 206.63' & POB;

TH N 46 DEG 48' E 209.37'; TH S 43 DEG 12' E 67.55'; TH S 37 DEG 59' W 196.54'; TH N 52 DEG 1' W 98.84' TO POB. .34 A M/L KNOWN AS PART OF LOT 83 DODGEVILLE MINE LOCATION

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/19/1999

MAP #:

2024 Est TCV 168,581 TCV/TFA: 115.78

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| LP | 07/15/2009 | DATA ENTER |
| JR | 09/22/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 71.33 | 200.00 | 1.0000 | 1.1547 | 98 | 100 | | 8,072 |
| 67 Actual Front Feet, 0.34 Total Acres | | | | | | | Total Est. Land Value = | 8,072 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 4,036 | 80,255 | 84,291 | | | 52,346C |
| 2023 | 3,624 | 71,102 | 74,726 | | | 49,854C |
| 2022 | 3,460 | 59,618 | 63,078 | | | 47,480C |
| 2021 | 3,501 | 60,612 | 64,113 | | | 45,964C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**
- [X] Single Family
- [ ] Mobile Home
- [ ] Town Home
- [ ] Duplex
- [ ] A-Frame

- [X] Wood Frame

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1998 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**
- [ ] Wood/Shingle
- [X] Aluminum/Vinyl
- [ ] Brick

- [X] Insulation

**(2) Windows**

| | | | |
|---|---|---|---|
| [X] | Many Avg. Few | [X] | Large Avg. Small |

- [ ] Wood Sash
- [ ] Metal Sash
- [X] Vinyl Sash
- [X] Double Hung
- [ ] Horiz. Slide
- [ ] Casement
- [X] Double Glass
- [ ] Patio Doors
- [X] Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| [X] | Gable | [ ] | Gambrel |
| [ ] | Hip | [ ] | Mansard |
| [ ] | Flat | [ ] | Shed |

- [X] Asphalt Shingle

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| [X] | Drywall Paneled | [ ] | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other: Laminate

**(6) Ceilings**

| | | | |
|---|---|---|---|
| [X] | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1456 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| [X] | Gas | [ ] | Oil | [ ] | Elec. |
| [ ] | Wood | [ ] | Coal | [ ] | Steam |

- [ ] 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

- [ ] 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 |
| 1 | Extra Sink |
| 1 | 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:

**(15) Built-ins**
- [ ] Appliance Allow.
- [ ] Cook Top
- [ ] Dishwasher
- [ ] Garbage Disposal
- [ ] Bath Heater
- [ ] Vent Fan
- [ ] Hot Tub
- [ ] Unvented Hood
- [ ] Vented Hood
- [ ] Intercom
- [ ] Jacuzzi Tub
- [ ] Jacuzzi repl.Tub
- [ ] Oven
- [ ] Microwave
- [ ] Standard Range
- [ ] Self Clean Range
- [ ] Sauna
- [ ] Trash Compactor
- [ ] Central Vacuum
- [ ] Security System

**(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

Class: CD
Effec. Age: 19
Floor Area: 1,456
Total Base New : 193,139 E.C.F.
Total Depr Cost: 156,442 X 1.026
Estimated T.C.V: 160,509

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | Treated Wood |
| 48 | Treated Wood |
| 160 | Treated Wood |

**(17) Garage**

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: 576
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1998
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 1,456 | | |
| | | | Total: | 152,632 | 123,632 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 3,060 |
| Extra Sink | | | 1 | 762 | 617 |
| Separate Shower | | | 1 | 1,163 | 942 |
| Vent Fan | | | 2 | 401 | 325 |
| Deck | | | | | |
| Treated Wood | | | 192 | 3,852 | 3,120 |
| Treated Wood | | | 48 | 1,654 | 1,340 |
| Treated Wood | | | 160 | 3,424 | 2,773 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 17,664 |
| Door Opener | | | 2 | 1,070 | 867 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 1,051 |
| Public Sewer | | | 1 | 1,298 | 1,051 |
| | | | Totals: | 193,139 | 156,442 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 160,509

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-038-00 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. |
|---|---|---|---|---|---|---|---|---|
| FORSTER SANDRA TRUST | MORATH PATRICK JR | 109,500 | 03/04/2022 | WD | 03-ARM'S LENGTH | 2022/01173 | PROPERTY TRANSFER | 100.0 |
| RITTENOUR MICHAEL D | FORSTER JAMES & SANDRA | 0 | 07/15/2015 | WD | 21-NOT USED/OTHER | 2015/03681 | DEED | 100.0 |
| RUTYNA THERON THOMAS | RITTENOUR MICHAEL D, FORST | 48,500 | 08/11/2006 | WD | 03-ARM'S LENGTH | 169/83 | DEED | 100.0 |
| | | | | | | | | |

Property Address

46544 MAIN ST

Owner's Name/Address

MORATH PATRICK JR
46544 MAIN ST
DODGEVILLE MI 49921

Tax Description

SEC 11 T54N R34W
PART OF W 1/2 SEC 11 T54N R34W D/F,
FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E
ALONG CL OF SEC 11, 201.83',
TH N 52 DEG 1' W 382.87' TO POB,
, TH S 37 DEG 59' W 50',
TH S 52 DEG 1' E 102',
TH N 37 DEG 59' E 50',
TH N 52 DEG 1' W 102' TO POB
KNOWN AS LOT 84 DODGEVILLE MINE LOCATION.
AND
FROM THE INITIAL POB ABOVE;
TH N 46 DEG 48' E 20.63',
TH S 52 DEG 1' E 98.44',
TH S 37 DEG 59' W 20.39',
TH N 52 DEG 1' W 102' TO POB
KNOWN AS PART OF LOT 83 OF DODGEVILLE
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/16/2022

MAP #: P6-11-34,35

2024 Est TCV 103,135 TCV/TFA: 108.34

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/09/2009 | DATA ENTER |
| JR | 09/22/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 70.63 | 102.00 | 0.9332 | 0.8246 | 85 | 100 | | 4,620 |
| 71 Actual Front Feet, 0.17 Total Acres | | | | | | | Total Est. Land Value = | 4,620 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,310 | 49,258 | 51,568 | | | 48,112C |
| 2023 | 2,011 | 43,810 | 45,821 | | | 45,821S |
| 2022 | 577 | 36,739 | 37,316 | | | 31,433C |
| 2021 | 720 | 36,701 | 37,421 | | | 30,429C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 2 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Carpeted
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 592 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 952
Total Base New : 157,409 E.C.F.
Total Depr Cost: 96,019 X 1.026
Estimated T.C.V: 98,515

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 160 | WGEP (1 Story) |
| 35 | CPP |
| 126 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1900
Car Capacity:
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: 575
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0
(11) Heating System: Forced Hot Water
Ground Area = 592 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Mich Bsmnt. | 480 | | |
| 1 Story | Siding | Mich Bsmnt. | 112 | | |
| | | | Total: | 108,846 | 69,905 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,290 |
| Porches | | | | | |
| WGEP (1 Story) | | | 160 | 11,661 | 7,113 |
| CPP | | | 35 | 865 | 528 |
| WGEP (1 Story) | | | 126 | 10,094 | 6,157 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 575 | 21,781 | 13,286 |
| Common Wall: 1/2 Wall | | | 1 | -1,083 | -661 |
| Door Opener | | | 1 | 535 | 326 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 792 |
| Public Sewer | | | 1 | 1,298 | 792 |
| | | | Totals: | 157,409 | 96,019 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 98,515

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-039-00 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. |
|---|---|---|---|---|---|---|---|---|
| HILL CHRISTOPHER J | ROSS GAIL ANN | 50,000 | 04/09/2018 | WD | 03-ARM'S LENGTH | 2018/1844 | DEED | 100.0 |
| CLARK MICHAEL G & SAMANTHA | HILL CHRISTOPHER J | 45,000 | 09/27/2013 | WD | 03-ARM'S LENGTH | 2013/05714 | DEED | 100.0 |
| MARINO JOHN, SANDRA, ETAL | CLARK MICHAEL G & SAMANTHA | 30,000 | 09/05/2007 | WD | 03-ARM'S LENGTH | 2007/05006 | DEED | 100.0 |
| | | | | | | | | |

Property Address

46538 MAIN ST

Owner's Name/Address

ROSS GAIL ANN
46538 MAIN ST
HOUGHTON MI 49931

Tax Description

P6-11-36 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG 1' W 382.87', TH S 37 DEG 59' W 50' TO POB, TH S 37 DEG 59' W 50', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 85 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/31/2018

MAP #:

2024 Est TCV 67,986 TCV/TFA: 94.42

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/26/2014 | 14-002 | RECHECK |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | | Total Est. Land Value = | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.49 | 144 | 46 | 1,556 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,556 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 33,213 | 33,993 | | | 27,577C |
| 2023 | 577 | 30,412 | 30,989 | | | 26,264C |
| 2022 | 577 | 26,658 | 27,235 | | | 25,014C |
| 2021 | 720 | 26,661 | 27,381 | | | 24,215C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 480 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. | |
| | Wood | | | Coal | | Steam | |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 34
Floor Area: 720
Total Base New : 99,987 E.C.F.
Total Depr Cost: 65,992 X 0.983
Estimated T.C.V: 64,870

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | WGEP (1 Story) |
| 40 | CPP |
| 60 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 720 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 | 480 | | |
| | | | Total: | 87,494 | 57,746 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,395 |
| Porches | | | | | |
| WGEP (1 Story) | | | 40 | 4,961 | 3,274 |
| CPP | | | 40 | 950 | 627 |
| Deck | | | | | |
| Treated Wood | | | 60 | 1,872 | 1,236 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 857 |
| Public Sewer | | | 1 | 1,298 | 857 |
| | | | Totals: | 99,987 | 65,992 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 64,870

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-040-00 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. |
|---|---|---|---|---|---|---|---|---|
| MENHENNICK JOANNE H | MENHENNICK JOANNE LE & DIA | 0 | 11/20/2013 | WD | 03-ARM'S LENGTH | 2014/00331 | DEED | 0.0 |
| | | 43,000 | 08/01/2002 | WD | 03-ARM'S LENGTH | 159:30 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46532 MAIN ST

Owner's Name/Address

MENHENNICK JOANNE LE & DIANA
PO BOX 161
MARQUETTE MI 49855

Tax Description

P6-11-37 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG 1' W 382.87', TH S 37 DEG 59' W 100' TO POB, TH S 37 DEG 59' W 50', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 86 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 72,356 TCV/TFA: 100.49

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 35,398 | 36,178 | | | 28,340C |
| 2023 | 577 | 32,429 | 33,006 | | | 26,991C |
| 2022 | 577 | 32,407 | 32,984 | | | 25,706C |
| 2021 | 720 | 32,469 | 33,189 | | | 24,885C |

| Who | When | What |
|---|---|---|
| LP | 07/27/2009 | DATA ENTER |
| JR | 09/22/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1890 | 2007 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other: Vinyl
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 480 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 41
Floor Area: 720
Total Base New : 122,070 E.C.F.
Total Depr Cost: 72,020 X 0.983
Estimated T.C.V: 70,796

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WGEP (1 Story) |
| 44 | WGEP (1 Story) |
| 18 | Treated Wood |
| 132 | Vinyl |

**(17) Garage**

Year Built: 1973
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: 405
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1890
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 720 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 | 480 | | |
| | | | Total: | 87,494 | 51,620 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,247 |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 201 | 119 |
| Porches | | | | | |
| WGEP (1 Story) | | | 44 | 5,176 | 3,054 |
| WGEP (1 Story) | | | 24 | 2,109 | 1,244 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 405 | 17,063 | 10,067 |
| Door Opener | | | 1 | 535 | 316 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 766 |
| Public Sewer | | | 1 | 1,298 | 766 |
| Deck | | | | | |
| Vinyl | | | 132 | 3,994 | 2,356 |
| Treated Wood | | | 18 | 788 | 465 |
| | | | Totals: | 122,070 | 72,020 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 70,796

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-041-00 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. |
|---|---|---|---|---|---|---|---|---|
| BORKOWSKI MICHELLE KAY | MARKHAM JOSHUA S & TIA M | 55,000 | 01/11/2018 | WD | 03-ARM'S LENGTH | 2018/00223 | DEED | 100.0 |
| | | 32,500 | 07/01/1999 | WD | 03-ARM'S LENGTH | 147:556 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46526 MAIN ST

Owner's Name/Address

MARKHAM JOSHUA S & TIA M
34960 TAPIOLA RD
CHASSELL MI 49916

Tax Description

P6-11-38 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" ALONG CL OF SEC 11, 201.83', TH N 52 DEG1' W 382.87', TH S 37 DEG 59' W 150' TO POB, TH S 37 DEG 59' W 50', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 87 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 95,533 TCV/TFA: 99.93

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | | Total Est. Land Value = | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.49 | 144 | 46 | 1,556 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,556 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 46,987 | 47,767 | | | 38,665C |
| 2023 | 577 | 43,039 | 43,616 | | | 36,824C |
| 2022 | 577 | 37,721 | 38,298 | | | 35,071C |
| 2021 | 720 | 37,741 | 38,461 | | | 33,951C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1890 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Asbestos |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 546 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 37
Floor Area: 956
Total Base New : 149,231 E.C.F.
Total Depr Cost: 94,015 X 0.983
Estimated T.C.V: 92,417

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | CPP |
| 100 | WGEP (1 Story) |
| 84 | WGEP (1 Story) |
| 30 | WPP |

**(17) Garage**

Year Built: 1990
Car Capacity:
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: 408
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1890
(11) Heating System: Forced Air w/ Ducts
Ground Area = 546 SF Floor Area = 956 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 546 | | |
| | | | Total: | 109,630 | 69,067 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| CPP | | | 30 | 770 | 485 |
| WGEP (1 Story) | | | 100 | 8,645 | 5,446 |
| WGEP (1 Story) | | | 84 | 7,698 | 4,850 |
| WPP | | | 30 | 1,426 | 898 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 408 | 19,245 | 12,124 |
| Common Wall: 1/2 Wall | | | 1 | -1,314 | -828 |
| Door Opener | | | 1 | 535 | 337 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 818 |
| Public Sewer | | | 1 | 1,298 | 818 |
| | | | Totals: | 149,231 | 94,015 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 92,417

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-042-00 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. |
|---|---|---|---|---|---|---|---|---|
| ARO ELSIE | ARO EDWARD J | 0 | 12/08/2010 | QC | 09-FAMILY | 2010/6293 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46520 MAIN ST

Owner's Name/Address

ARO EDWARD J
46520 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-11-39 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG1' W 382.87', TH S 37 DEG 59' W 200' TO POB, TH S 37 DEG 59' W 50', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 88 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/15/2014

MAP #:

2024 Est TCV 68,593 TCV/TFA: 73.28

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 33,517 | 34,297 | | | 20,069C |
| 2023 | 577 | 29,333 | 29,910 | | | 19,114C |
| 2022 | 577 | 23,388 | 23,965 | | | 18,204C |
| 2021 | 720 | 23,775 | 24,495 | | | 17,623C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 432 S.F.
Crawl: 0 S.F.
Slab: 288 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| X | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 59
Floor Area: 936
Total Base New : 145,195 E.C.F.
Total Depr Cost: 65,335 X 1.026
Estimated T.C.V: 67,033

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 216 | WGEP (1 Story) |
| 160 | Treated Wood |

**(17) Garage**

Year Built: 1900
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 861
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls D Blt 1900
(11) Heating System: Electric Baseboard
Ground Area = 720 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 432 | | |
| 1 Story | Siding | Slab | 288 | | |
| | | | Total: | 103,649 | 46,641 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 1,785 | 803 |
| Porches | | | | | |
| WGEP (1 Story) | | | 216 | 13,031 | 5,864 |
| Deck | | | | | |
| Treated Wood | | | 160 | 3,349 | 1,507 |
| Garages | | | | | |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 861 | 22,885 | 10,298 |
| Common Wall: 1 Wall | | | 1 | -1,804 | -812 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,150 | 517 |
| Public Sewer | | | 1 | 1,150 | 517 |
| | | | Totals: | 145,195 | 65,335 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 67,033

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-043-00 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. |
|---|---|---|---|---|---|---|---|---|
| BASTO (CARON) CINDY | CARON DANIEL & CINDY | 0 | 01/29/2013 | QC | 09-FAMILY | 2013/00704 | DEED | 0.0 |
| GOLDEN MARGARET M & BASTO | BASTO (CARON) CINDY | 0 | 03/13/2007 | OTH | 21-NOT USED/OTHER | 2013/00168 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46510 MAIN ST

Owner's Name/Address

KNOCH ROBERT
46510 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-11-40 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG1' W 382.87', TH S 37 DEG 59' W 250' TO POB, TH S 37 DEG 59' W 50', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 89 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/11/2021

MAP #:

2024 Est TCV 125,209 TCV/TFA: 72.21

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | | Total Est. Land Value = | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 19.65 | 448 | 46 | 4,049 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,049 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 61,825 | 62,605 | | | 55,563C |
| 2023 | 577 | 56,817 | 57,394 | | | 52,918C |
| 2022 | 577 | 49,822 | 50,399 | | | 50,399S |
| 2021 | 720 | 49,789 | 50,509 | | | 50,509S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 2010 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Ceramic Tile
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 528 S.F.
Crawl: 294 S.F.
Slab: 516 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists: X
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: CD
Effec. Age: 46
Floor Area: 1,734
Total Base New : 225,307 E.C.F.
Total Depr Cost: 121,668 X 0.983
Estimated T.C.V: 119,600

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 188 | Treated Wood |
| 187 | Brzwy, FW |

**(17) Garage**

Year Built: 1900
Car Capacity: 2
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: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1338 SF Floor Area = 1734 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 294 | | |
| 1.75 Story | Siding | Basement | 528 | | |
| 1 Story | Siding | Slab | 516 | | |
| | | | Total: | 186,077 | 100,483 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 201 | 109 |
| Deck | | | | | |
| Treated Wood | | | 188 | 3,801 | 2,053 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 13,110 |
| Common Wall: 2 Wall | | | 1 | -5,257 | -2,839 |
| Door Opener | | | 1 | 535 | 289 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 701 |
| Public Sewer | | | 1 | 1,298 | 701 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,103 | 1,136 |
| Breezeways | | | | | |
| Frame Wall | | | 187 | 10,973 | 5,925 |
| | | | Totals: | 225,307 | 121,668 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 119,600

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-044-00 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. |
|---|---|---|---|---|---|---|---|---|
| TUCKER COLIN & LAUREN R | HENRY MATTHEW T | 200,000 | 07/15/2022 | WD | 03-ARM'S LENGTH | 2022/03782 | PROPERTY TRANSFER | 100.0 |
| TURNQUIST JAMIE R & BRIGIT | TUCKER COLIN & LAUREN R | 115,000 | 07/09/2020 | WD | 03-ARM'S LENGTH | 2020/03483 | DEED | 0.0 |
| DODGEVILLE LLC | TURNQUIST JAMIE R & BRIGIT | 75,000 | 10/05/2016 | WD | 03-ARM'S LENGTH | | DEED | 100.0 |
| LAURN SCOTT K & MARY B | DODGEVILLE LLC | 63,000 | 03/22/2010 | WD | 03-ARM'S LENGTH | 2010/01414 | DEED | 100.0 |

Property Address

46498 MAIN ST

Owner's Name/Address

HENRY MATTHEW T
46498 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-11-41 SEC 11 T54N R34W PART OF W 1/2 SEC 11 T54N R34W D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL SEC 11, 201.83', TH N 52 DEG 1' W 382.87', TH S 37 DEG 59' W 350' TO POB TH S 37 DEG 59' W 60', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 60', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 90 DODGEVILLE MINE LOCATION. .14 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 129,524 TCV/TFA: 129.27

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| 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 |

| Who | When | What |
|---|---|---|
| JR | 09/20/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.14 Acres | | 13000 | 100 | | 1,820 |
| | | | 0.14 Total Acres | | | Total Est. Land Value = | | 1,820 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 29.92 | 90 | 46 | 1,239 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,239 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 910 | 63,852 | 64,762 | | | 60,272C |
| 2023 | 673 | 56,729 | 57,402 | | | 57,402S |
| 2022 | 673 | 47,214 | 47,887 | | | 46,023C |
| 2021 | 840 | 47,953 | 48,793 | | | 44,553C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1890 FLIP | 2020 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 3 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Plaster |

**(7) Excavation**

Basement: 504 S.F.
Crawl: 120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 1,002
Total Base New : 178,639 E.C.F.
Total Depr Cost: 123,260 X 1.026
Estimated T.C.V: 126,465

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 60 | WCP (1 Story) |
| 132 | WGEP (1 Story) |
| 177 | Treated Wood |

**(17) Garage**

Year Built: 1977
Car Capacity: 2
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1890
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 1002 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 | 504 | | |
| 1 Story | Siding | Crawl Space | 120 | | |
| | | | Total: | 130,271 | 89,886 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,137 |
| Porches | | | | | |
| WCP (1 Story) | | | 60 | 3,445 | 2,377 |
| WGEP (1 Story) | | | 132 | 11,374 | 7,848 |
| Deck | | | | | |
| Treated Wood | | | 177 | 3,736 | 2,578 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 15,047 |
| Door Opener | | | 1 | 535 | 369 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,009 |
| Public Sewer | | | 1 | 1,462 | 1,009 |
| | | | Totals: | 178,639 | 123,260 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 126,465

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-045-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46494 MAIN ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 06/01/1989 | 89-152 | FOUNDATION |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MAKELA WESLEY & WIFE<br>46494 MAIN ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 82,071 TCV/TFA: 113.99 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

Tax Description

P6-11-42 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG 1' W 382.87', TH S 37 DEG 59' W 410' TO POB, TH S 37 DEG 59' W 50', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 91 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Public Improvements

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 40,256 | 41,036 | | | 33,615C |
| 2023 | 577 | 36,874 | 37,451 | | | 32,015C |
| 2022 | 577 | 32,302 | 32,879 | | | 30,491C |
| 2021 | 720 | 38,486 | 39,206 | | | 29,517C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 480 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 41
Floor Area: 720
Total Base New : 137,541 E.C.F.
Total Depr Cost: 81,903 X 0.983
Estimated T.C.V: 80,511

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | CCP (1 Story) |
| 44 | WGEP (1 Story) |
| 55 | Treated Wood |

**(17) Garage**

Year Built: 1989
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: 1020
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 720 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 | 480 | | | |
| | | | Total: | 87,494 | 51,620 | |
| Other Additions/Adjustments | | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,247 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 44 | 5,176 | 3,675 | *7 |
| CCP (1 Story) | | | 24 | 1,107 | 786 | *7 |
| Deck | | | | | | |
| Treated Wood | | | 55 | 1,779 | 1,050 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 1020 | 36,740 | 21,677 | |
| Door Opener | | | 1 | 535 | 316 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 766 | |
| Public Sewer | | | 1 | 1,298 | 766 | |
| | | | Totals: | 137,541 | 81,903 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 80,511

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-046-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46488 MAIN ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| GERICH ANITA, CHARLES, RICHARD & GERICH PAUL<br>46488 MAIN ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 62,342 TCV/TFA: 65.62 | | | | | |

X Improved | | Vacant

Public Improvements

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-11-43 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG 1' W 382.87', TH S 37 DEG 59' W 460' TO POB, TH S 37 DEG 59' W 50', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50', TH N 52 DEG 1' W 102' TO POB
KNOWN AS LOT 92 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | | Total Est. Land Value = | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.69 | 96 | 46 | 1,134 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,134 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 30,391 | 31,171 | | | 18,066C |
| 2023 | 577 | 27,941 | 28,518 | | | 17,206C |
| 2022 | 577 | 22,392 | 22,969 | | | 16,387C |
| 2021 | 720 | 22,398 | 23,118 | | | 15,864C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 480 S.F.
Crawl: 110 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 49
Floor Area: 950
Total Base New : 118,980 E.C.F.
Total Depr Cost: 60,680 X 0.983
Estimated T.C.V: 59,648

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 66 | WCP (1 Story) |
| 18 | Treated Wood |
| 80 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 590 SF Floor Area = 950 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 480 | | |
| 1 Story | Siding | Crawl Space | 110 | | |
| | | | Total: | 110,110 | 56,156 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WCP (1 Story) | | | 66 | 3,320 | 1,693 |
| Deck | | | | | |
| Treated Wood | | | 80 | 2,166 | 1,105 |
| Treated Wood | | | 18 | 788 | 402 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 662 |
| Public Sewer | | | 1 | 1,298 | 662 |
| | | | Totals: | 118,980 | 60,680 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 59,648

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-047-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 32,000 | 09/01/2000 | WD | 03-ARM'S LENGTH | 152:197 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46482 MAIN ST

**Owner's Name/Address**

HEIKKILA BURTON & PAMELA
46482 MAIN ST
DODGEVILLE MI 49921

**Taxpayer's Name/Address**

HEIKKILA BURTON & PAMELA
PO BOX 311
HOUGHTON MI 49931

**Tax Description**

P6-11-44 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG 1' W 382.87', TH S 37 DEG 59' W 510' TO POB,
TH S 37 DEG 59' W 50',
TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 93 OF DODGEVILLE MINE LOCATION.
.12 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/19/1994
MAP #:
2024 Est TCV 78,518 TCV/TFA: 99.14

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| 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 |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 50.00 | 102.00 | 1.0000 | 0.8246 | 85 | 100 | | 3,505 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | Total Est. Land Value = | 3,505 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,753 | 37,506 | 39,259 | | | 26,133C |
| 2023 | 1,526 | 34,404 | 35,930 | | | 24,889C |
| 2022 | 1,608 | 30,137 | 31,745 | | | 23,704C |
| 2021 | 720 | 29,735 | 30,455 | | | 22,947C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 528 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 44
Floor Area: 792
Total Base New : 139,194 E.C.F.
Total Depr Cost: 76,310 X 0.983
Estimated T.C.V: 75,013

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WGEP (1 Story) |
| 132 | WGEP (1 Story) |
| 224 | Treated Wood |

**(17) Garage**

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: 360
% Good: 46
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 528 SF Floor Area = 792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 528 | | | |
| | | | Total: | 95,038 | 53,220 | |
| Other Additions/Adjustments | | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,184 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 96 | 8,424 | 4,717 | |
| WGEP (1 Story) | | | 132 | 10,382 | 5,814 | |
| Deck | | | | | | |
| Treated Wood | | | 224 | 4,272 | 2,392 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 360 | 15,833 | 7,283 | *4 |
| Door Opener | | | 1 | 535 | 246 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 727 | |
| Public Sewer | | | 1 | 1,298 | 727 | |
| | | | Totals: | 139,194 | 76,310 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 75,013

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-048-00 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. |
|---|---|---|---|---|---|---|---|---|
| KANGAS SCOTT & LISA LYNN | MATTSON KATELYN & SHEWMAN | 144,000 | 03/22/2023 | WD | 03-ARM'S LENGTH | 2023/01213 | DEED | 100.0 |
| BABICH RUDOLPH & GEBORKOFF | KANGAS SCOTT | 56,115 | 07/31/2017 | WD | 03-ARM'S LENGTH | 2017/04118 | DEED | 100.0 |
| BABICH RUDOLPH M | BABICH RUDOLPH & GEBORKOFF | 1 | 07/24/2013 | QC | 09-FAMILY | 2013/04271 | DEED | 0.0 |
| BABICH JOSEPH M ESTATE | BABICH RUDOLPH M | 0 | 11/27/2012 | OTH | 33-TO BE DETERMINED | 2012/06813 | DEED | 100.0 |

Property Address

46474 MAIN ST

Owner's Name/Address

MATTSON KATELYN & SHEWMAN THERESA
46474 MAIN ST
DODGEVILLE MI 49921

Tax Description

SEC 11 T54N R34W
PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG1' W 382.87', TH S 37 DEG 59' W 560' TO POB, TH S 37 DEG 59' W 50', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 94 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/03/2023

MAP #: P6-11-45

2024 Est TCV 81,398 TCV/TFA: 89.45

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 04/03/2023 | 2023-999-189 | FOUNDATION |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.120 Acres | | 13,000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | | Total Est. Land Value = | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 770 | 90 | 2,107 |
| Wood Frame | 28.90 | 96 | 95 | 2,635 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,742 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 39,919 | 40,699 | | | 40,699S |
| 2023 | 577 | 29,323 | 29,900 | | | 27,576C |
| 2022 | 577 | 25,686 | 26,263 | | | 26,263S |
| 2021 | 720 | 28,504 | 29,224 | | | 25,711C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 504 S.F.
Crawl: 28 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 |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 40
Floor Area: 910
Total Base New : 127,323 E.C.F.
Total Depr Cost: 76,395 X 0.983
Estimated T.C.V: 75,096

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | CPP |
| 16 | WGEP (1 Story) |
| 28 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 532 SF Floor Area = 910 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 | 504 | | |
| 1 Story | Siding | Crawl Space | 28 | | |
| | | | Total: | 118,855 | 71,314 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,503 |
| Porches | | | | | |
| CPP | | | 28 | 773 | 464 |
| CPP | | | 24 | 656 | 394 |
| WGEP (1 Story) | | | 16 | 1,610 | 966 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 877 |
| Public Sewer | | | 1 | 1,462 | 877 |
| | | | Totals: | 127,323 | 76,395 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 75,096

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-049-00 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. |
|---|---|---|---|---|---|---|---|---|
| DUGDALE KAREN S | NIEMELA OWEN | 47,000 | 09/20/2019 | WD | 03-ARM'S LENGTH | 2019/04936 | PROPERTY TRANSFER | 100.0 |
| | | 45,000 | 07/01/2000 | WD | 03-ARM'S LENGTH | 151:502 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46470 MAIN ST

Owner's Name/Address

NIEMELA OWEN
46470 MAIN ST
HOUGHTON MI 49931

Tax Description

P6-11-46 SEC 11 T54N R34W
PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL SEC 11, 201.83', TH N 52 DEG 1'W 382.87', TH S 37 DEG 59' W 610' TO POBTH S 37 DEG 59' W 52.75', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 52.75', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 95 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/01/2019

MAP #:

2024 Est TCV 64,222 TCV/TFA: 72.81

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 31,331 | 32,111 | | | 26,231C |
| 2023 | 577 | 28,758 | 29,335 | | | 24,982C |
| 2022 | 577 | 25,192 | 25,769 | | | 23,793C |
| 2021 | 720 | 25,237 | 25,957 | | | 23,033C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 504 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 47
Floor Area: 882
Total Base New : 120,277 E.C.F.
Total Depr Cost: 63,746 X 0.983
Estimated T.C.V: 62,662

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WGEP (1 Story) |
| 24 | WCP (1 Story) |
| 144 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 504 SF Floor Area = 882 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 504 | | |
| | | | Total: | 102,289 | 54,213 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,120 |
| Porches | | | | | |
| WGEP (1 Story) | | | 96 | 8,424 | 4,465 |
| WCP (1 Story) | | | 24 | 1,659 | 879 |
| Deck | | | | | |
| Treated Wood | | | 144 | 3,195 | 1,693 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 688 |
| Public Sewer | | | 1 | 1,298 | 688 |
| | | | Totals: | 120,277 | 63,746 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 62,662

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-050-00 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. |
|---|---|---|---|---|---|---|---|---|
| CHINNOCK ELMA H | SPIELES BENJAMIN | 110,000 | 11/20/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46462 MAIN ST

**Owner's Name/Address**

SPIELES BENJAMIN
46462 MAIN ST
HOUGHTON MI 49931

**Tax Description**

P6-11-47 SEC 11 T54N R34W
PART OF W 1/2 D/F, FROM CEN OF SEC 11 GON 4 DEG 13' 30" E ALONG CL OF SEC 11 201.83' TH N 52 DEG 1' W 382.87' TH S 37 DEG 59' W 662.75' TO POB,
TH S 37 DEG59' W 50', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 96 OF DODGEVILLE MINE LOCATION. .12 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 11/29/2023
MAP #:
2024 Est TCV 64,770 TCV/TFA: 85.67

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/09/2009 | DATA ENTER |
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 50.00 | 102.00 | 1.0000 | 0.8246 | 85 | 100 | | 3,505 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | Total Est. Land Value = | 3,505 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 34.16 | 25 | 46 | 393 |
| Total Estimated Land Improvements True Cash Value = | | | | 393 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,753 | 30,632 | 32,385 | | | 32,385S |
| 2023 | 1,526 | 28,072 | 29,598 | | | 17,877C |
| 2022 | 1,608 | 24,597 | 26,205 | | | 17,026C |
| 2021 | 720 | 29,524 | 30,244 | | | 16,483C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 504 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 150 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 41
Floor Area: 756
Total Base New : 116,621 E.C.F.
Total Depr Cost: 61,925 X 0.983
Estimated T.C.V: 60,872

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 88 | WGEP (1 Story) |
| 126 | WGEP (1 Story) |
| 60 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0
(11) Heating System: Forced Hot Water
Ground Area = 504 SF Floor Area = 756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/90/100/100/53.1
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 504 | | |
| | | | Total: | 93,908 | 49,865 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Vent Fan | | | 1 | 201 | 107 |
| Porches | | | | | |
| WGEP (1 Story) | | | 88 | 7,950 | 4,221 |
| WGEP (1 Story) | | | 126 | 10,094 | 5,360 |
| Deck | | | | | |
| Treated Wood | | | 60 | 1,872 | 994 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 689 |
| Public Sewer | | | 1 | 1,298 | 689 |
| | | | Totals: | 116,621 | 61,925 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 60,872

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-051-00 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. |
|---|---|---|---|---|---|---|---|---|
| DEDO MATHEW M & ETAL | BLACK NATHANAEL D & KATRIN | 45,000 | 01/06/2017 | WD | 03-ARM'S LENGTH | 2017/00203 | DEED | 100.0 |
| | | 49,000 | 05/01/2004 | WD | 03-ARM'S LENGTH | 165:19 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46454 MAIN ST

Owner's Name/Address

BLACK NATHANAEL D & KATRINA E
4654 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-11-48 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 D/F, FROM CENTEROF SEC 11 TH N 4 DEG 13' 30" E ALONG C/L 201.83', TH N 52 DEG 1' W 382.87', TH S 37 DEG 59' W 712.75' TO POB, TH S 37 DEG59' W 85', TH S 52 DEG 01' E 102', TH N 37 DEG 59' E 85', TH N 52 DEG 01' W 102' TO POB ALSO KNOWN AS LOT 97 & E 1/2 OF LOT 97 1/2 OF DODGEVILLE MINE LOCATION. .19 A. 165/019

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 88,225 TCV/TFA: 71.61

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- Sidewalk
- X Water
- X 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

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.19 Acres | | 13000 | 100 | | 2,470 |
| | | | 0.19 Total Acres | | | Total Est. Land Value = | | 2,470 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.09 | 440 | 46 | 4,471 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,471 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,235 | 42,878 | 44,113 | | | 38,404C |
| 2023 | 914 | 38,375 | 39,289 | | | 36,576C |
| 2022 | 914 | 35,255 | 36,169 | | | 34,835C |
| 2021 | 1,140 | 35,681 | 36,821 | | | 33,723C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Tile
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. | |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 46
Floor Area: 1,232
Total Base New : 146,709 E.C.F.
Total Depr Cost: 79,224 X 1.026
Estimated T.C.V: 81,284

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WCP (1 Story) |
| 48 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 704 | | |
| | | | Total: | 136,493 | 73,707 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,142 |
| Porches | | | | | |
| WCP (1 Story) | | | 84 | 3,852 | 2,080 |
| Deck | | | | | |
| Treated Wood | | | 48 | 1,654 | 893 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 701 |
| Public Sewer | | | 1 | 1,298 | 701 |
| | | | Totals: | 146,709 | 79,224 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 81,284

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-052-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 28,500 | 11/01/2004 | WD | 03-ARM'S LENGTH | 166:1092 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46444 MAIN ST

**Owner's Name/Address**

KENNEDY FRANK & E ELLEN
46444 MAIN ST
DODGEVILLE MI 49921

**Taxpayer's Name/Address**

KENNEDY FRANK & E ELLEN
46444 MAIN ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-48A SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 D/F, FROM CENTEROF SEC 11 TH N 4 DEG 13' 30" E ALONG C/L 201.83', TH N 52 DEG 01' W 382.87', TH S37 DEG 59' W 712.75', TH S 37 DEG 59' W 85' TO POB, TH CONTINUE S 37 DEG 59' W 75', TH S 52 DEG 01' E 102', TH N 37 DEG 59' E 75', TH N 52 DEG 01' W 102'' TO POB ALSO KNOWN AS W 1/2 OF LOT 97 1/2 AND ENTIRE LOT 98 OF DODGEVILLE MINE LOCATION. .19 A. 166/1092

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 40,311 TCV/TFA: 46.44

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.19 Acres | | 13000 | 100 | | 2,470 |
| | | | 0.19 Total Acres | | Total Est. Land Value = | | | 2,470 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,235 | 18,921 | 20,156 | | | 13,580C |
| 2023 | 914 | 16,656 | 17,570 | | | 12,934C |
| 2022 | 914 | 13,643 | 14,557 | | | 12,319C |
| 2021 | 1,140 | 13,870 | 15,010 | | | 11,926C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Tile
Other: Carpeted
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 40
Floor Area:
Total Base New : 65,499 E.C.F.
Total Depr Cost: 22,926 X 1.026
Estimated T.C.V: 23,522

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WCP (1 Story) |
| 132 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1970
(11) Heating System: Wall Furnace
Ground Area = 868 SF Floor Area = 868 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 | Plywood | Comp.Shingle | 868 | | |
| | | | Total: | 51,653 | 18,079 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WCP (1 Story) | | | 36 | 2,283 | 799 |
| WGEP (1 Story) | | | 132 | 8,639 | 3,024 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 512 |
| Public Sewer | | | 1 | 1,462 | 512 |
| | | | Totals: | 65,499 | 22,926 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 23,522

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1974 GARA( | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 36
Floor Area: 0
Total Base New : 21,807 E.C.F.
Total Depr Cost: 13,956 X 1.026
Estimated T.C.V: 14,319

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1974
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 13,956 |
| | | | Totals: | 21,807 | 13,956 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 14,319

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-053-00 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. |
|---|---|---|---|---|---|---|---|---|
| LUSE JONATHAN M JR & MELIS | ISAACSON LOGAN J & SARA M | 125,000 | 04/16/2021 | WD | 03-ARM'S LENGTH | 2021/02678 | PROPERTY TRANSFER | 100.0 |
| MANNINEN RUDOLPH F & WIFE | LUSE JONATHAN & MELISSA | 65,000 | 09/13/2012 | LC | 09-FAMILY | 2012/05121 | DEED | 100.0 |
| MANNINEN VIRGINIA & MICHAE | LUSE JONATHAN M JR & MELIS | 0 | 09/13/2012 | WD | 03-ARM'S LENGTH | 2014/00584 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46430 MAIN ST

Owner's Name/Address

ISAACSON LOGAN J & SARA M
46430 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-11-49 SEC 11 T54N R34W PART OF W 1/2 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11 201.83' TH N 52 DEG 1' W 382.87' TH S 37 DEG 59' W 872.75' TO POB, TH S 37 DEG59' W 100', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 100', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOTS 99 & 100 OF DODGEVILLE MINE LOCATION. .23 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 142,492 TCV/TFA: 89.96

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- 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

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| 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

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.46 | 192 | 74 | 3,475 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,475 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,495 | 69,751 | 71,246 | | | 58,815C |
| 2023 | 1,106 | 62,184 | 63,290 | | | 56,015C |
| 2022 | 1,106 | 52,242 | 53,348 | | | 53,348S |
| 2021 | 1,380 | 49,883 | 51,263 | | | 40,159C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1917 | 1955 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | X | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 240 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 41
Floor Area: 1,584
Total Base New : 224,712 E.C.F.
Total Depr Cost: 132,580 X 1.026
Estimated T.C.V: 136,027

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |
| 32 | CCP (1 Story) |
| 32 | CCP (1 Story) |
| 16 | CPP |
| 453 | Treated Wood |
| 48 | Treated Wood |

**(17) Garage**

Year Built: 1955
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: 1
Area: 546
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1917
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 768 | | |
| 1 Story | Siding | Slab | 240 | | |
| | | | Total: | 170,504 | 100,597 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,247 |
| Porches | | | | | |
| WGEP (1 Story) | | | 84 | 7,698 | 4,542 |
| CCP (1 Story) | | | 32 | 946 | 558 |
| CCP (1 Story) | | | 32 | 946 | 558 |
| Foundation: Shallow | | | 32 | -492 | -290 |
| CPP | | | 16 | 413 | 244 |
| Deck | | | | | |
| Treated Wood | | | 453 | 6,768 | 3,993 |
| Treated Wood | | | 48 | 1,654 | 976 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 546 | 21,021 | 12,402 |
| Common Wall: 1/2 Wall | | | 1 | -1,083 | -639 |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 264 | 11,627 | 6,860 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 766 |
| Public Sewer | | | 1 | 1,298 | 766 |
| | | | Totals: | 224,712 | 132,580 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-054-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 35,000 | 04/01/2001 | WD | 03-ARM'S LENGTH | 159:779 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46424 MAIN ST

**Owner's Name/Address**

MANNINEN MICHAEL R & MICHAEL P
PO BOX 21
ATLANTIC MINE MI 49905

**Tax Description**

SEC 11 T54N R34W
PART OF W 1/2 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG 1' W 382.87', TH S 37 DEG 59' W 972.75' TO POB,
TH S 37 DEG 59' W 50',
TH S 52 DEG 1' E 102';
TH N 37 DEG 59' E 50',
TH N 52 DEG 1' W 102' TO POB
KNOWN AS LOT 101 DODGEVILLE MINE LOCATION. .12 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 01/02/2003
MAP #: P6-11-50
2024 Est TCV 86,898 TCV/TFA: 61.72

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 50.00 | 102.00 | 1.0000 | 0.8246 | 98 | 100 | | 4,041 |
| 50 Actual Front Feet, 0.12 Total Acres | | | | | | | Total Est. Land Value = | 4,041 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,021 | 41,428 | 43,449 | | | 24,354C |
| 2023 | 1,814 | 36,991 | 38,805 | | | 23,195C |
| 2022 | 577 | 38,468 | 39,045 | | | 22,091C |
| 2021 | 720 | 41,910 | 42,630 | | | 21,386C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 NEW | 1970 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |
| X | Tile |

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 51
Floor Area: 1,408
Total Base New : 164,809 E.C.F.
Total Depr Cost: 80,757 X 1.026
Estimated T.C.V: 82,857

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 112 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 1408 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 | 704 | | |
| | | | Total: | 157,429 | 77,141 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,036 |
| Deck | | | | | |
| Treated Wood | | | 112 | 2,670 | 1,308 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 636 |
| Public Sewer | | | 1 | 1,298 | 636 |
| | | | Totals: | 164,809 | 80,757 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 82,857

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-055-00 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. |
|---|---|---|---|---|---|---|---|---|
| KLEIN MATTHEW D & TRICIA | PELTOLA KEVIN R | 77,000 | 07/22/2013 | WD | 03-ARM'S LENGTH | 2013/04298 | DEED | 100.0 |
| KANGAS DANIEL E & KARI M | KLEIN MATTHEW D | 75,300 | 05/31/2007 | WD | 03-ARM'S LENGTH | 2007/02932 | DEED | 100.0 |
| | | 12,000 | 09/01/2004 | WD | 03-ARM'S LENGTH | 166:197 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46418 MAIN ST

Owner's Name/Address

PELTOLA KEVIN R
46418 MAIN ST
DODGEVILLE MI 49921

Tax Description

P6-11-51 SEC 11 T54N R34W PART OF W 1/2 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG 1' W 382.87', TH S 37 DEG 59' W 1022.75' TO POB, TH S 37 DEG 59' W 50', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50' TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 102 DODGEVILLE MINE LOCATION. .12 A. 166/197

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/25/2013

MAP #:

2024 Est TCV 103,464 TCV/TFA: 83.98

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| 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 |

| Who | When | What |
|---|---|---|
| LP | 06/14/2009 | DATA ENTER |
| SC | 09/22/2010 | DATA ENTER |
| JR | 09/22/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 50,952 | 51,732 | | | 44,296C |
| 2023 | 577 | 45,343 | 45,920 | | | 42,187C |
| 2022 | 577 | 45,627 | 46,204 | | | 40,179C |
| 2021 | 720 | 46,380 | 47,100 | | | 38,896C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 5 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Laminate
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 41
Floor Area: 1,232
Total Base New : 168,343 E.C.F.
Total Depr Cost: 99,322 X 1.026
Estimated T.C.V: 101,904

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | WGEP (1 Story) |
| 198 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1920
(11) Heating System: Forced Heat & Cool
Ground Area = 704 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 704 | | |
| | | | Total: | 140,506 | 82,898 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,247 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,499 |
| Vent Fan | | | 2 | 401 | 237 |
| Porches | | | | | |
| WGEP (1 Story) | | | 36 | 4,695 | 2,770 |
| WGEP (1 Story) | | | 198 | 13,387 | 7,898 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 766 |
| Public Sewer | | | 1 | 1,298 | 766 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,241 |
| | | | Totals: | 168,343 | 99,322 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 101,904

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-056-00 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 |
|---|
| 46412 MAIN ST |

| Owner's Name/Address |
|---|
| MATTSON DOROTHY<br>46412 MAIN ST<br>DODGEVILLE MI 49921 |

| Taxpayer's Name/Address |
|---|
| MATTSON DAVID M & DOROTHY<br>46412 MAIN ST<br>DODGEVILLE MI 49921 |

| Tax Description |
|---|
| P6-11-52 SEC 11 T54N R34W PART OF W 1/2 D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL SEC 11 201.83', TH N 52 DEG 1' W 382.87', TH S 37 DEG 59' W 1072.75' TO POB, TH S 37 DEG 59' W 50' TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50' TH N 52 DEG 1' W 102' TO THE POB KNOWN AS LOT 103 DODGEVILLE MINE LOCATION. .12 A. |

| Comments/Influences |
|---|
| |

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 132,478 TCV/TFA: 107.53

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 65,459 | 66,239 | | | 27,889C |
| 2023 | 577 | 58,089 | 58,666 | | | 26,561C |
| 2022 | 577 | 48,711 | 49,288 | | | 25,297C |
| 2021 | 720 | 49,514 | 50,234 | | | 24,489C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | 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 |
| X | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,232
Total Base New : 179,717 E.C.F.
Total Depr Cost: 127,600 X 1.026
Estimated T.C.V: 130,918

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WCP (1 Story) |
| 40 | WGEP (1 Story) |
| 130 | Treated Wood |

**(17) Garage**

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: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900
(11) Heating System: Forced Heat & Cool
Ground Area = 704 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 704 | | |
| | | | Total: | 140,506 | 99,760 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WCP (1 Story) | | | 84 | 3,852 | 2,735 |
| WGEP (1 Story) | | | 40 | 4,961 | 3,522 |
| Deck | | | | | |
| Treated Wood | | | 130 | 2,989 | 2,122 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 17,237 |
| Door Opener | | | 1 | 535 | 380 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 922 |
| Public Sewer | | | 1 | 1,298 | 922 |
| | | | Totals: | 179,717 | 127,600 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 130,918

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-057-00 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. |
|---|---|---|---|---|---|---|---|---|
| JALKANEN MARK T | JALKANEN MARK T & JULIE M | 0 | 06/25/2013 | QC | 09-FAMILY | 2013/03826 | DEED | 0.0 |
| | | 48,500 | 07/01/2002 | WD | 03-ARM'S LENGTH | 158:575 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46406 MAIN ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| JALKANEN MARK T & JULIE M<br>46406 MAIN ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 100,401 TCV/TFA: 81.49 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.120 | Acres | 13,000 | 100 | | 1,560 |
| | | | 0.12 | Total Acres | | | Total Est. Land Value = | 1,560 |

Tax Description

P6-11-53 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11; D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11 201.83' TH N 52 DEG 1' W 382.87' TH S 37 DEG 59' W 1122.75 TO POB, TH S 37 DEG59' W 50' TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 50' TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 104 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Public Improvements

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 49,421 | 50,201 | | | 37,730C |
| 2023 | 577 | 43,979 | 44,556 | | | 35,934C |
| 2022 | 577 | 43,199 | 43,776 | | | 34,223C |
| 2021 | 720 | 43,911 | 44,631 | | | 33,130C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1920 | 1999 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. | | Large Avg. |
| | Few | X | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Tile
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | 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 |
| X | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 41
Floor Area: 1,232
Total Base New : 163,282 E.C.F.
Total Depr Cost: 96,336 X 1.026
Estimated T.C.V: 98,841

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WCP (1 Story) |
| 72 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 216
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1920
(11) Heating System: Forced Heat & Cool
Ground Area = 704 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 704 | | |
| | | | Total: | 140,506 | 82,898 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,247 |
| Porches | | | | | |
| WGEP (1 Story) | | | 72 | 6,925 | 4,086 |
| WCP (1 Story) | | | 24 | 1,659 | 979 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 766 |
| Public Sewer | | | 1 | 1,298 | 766 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 216 | 9,482 | 5,594 |
| | | | Totals: | 163,282 | 96,336 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 98,841

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-058-00 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. |
|---|---|---|---|---|---|---|---|---|
| RAGUSE DOUGLAS K & SUSAN E | JALKANEN MARK & JULIE | 72,000 | 07/10/2013 | WD | 03-ARM'S LENGTH | 2013/04246 | DEED | 100.0 |
| PAKKALA JAMES W & MICHELLE | RAGUSE DOUGLAS K & SUSAN E | 66,000 | 03/01/2005 | WD | 03-ARM'S LENGTH | 167:674 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46402 MAIN ST

**Owner's Name/Address**

JALKANEN MARK T & JULIE M
46406 MAIN ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-54 SEC 11 T54N R34W PART OF W 1/2 SEC 11 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 201.83', TH N 52 DEG 1' W 382.87' TH S 37 DEG 59' W 1172.75' TO POB, TH S 37 DEG 59' W 83', TH S 52 DEG 1' E 102', TH N 37 DEG 59' E 83', TH N 52 DEG 1' W 102' TO POB KNOWN AS LOT 105 DODGEVILLE MINE LOCATION. .19 A 140/486 167/674

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 149,744 TCV/TFA: 91.98

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 10/16/2017 | 2017-010-023 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 12/30/2009 | DATA ENTER |
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.19 Acres | | 13000 | 100 | | 2,470 |
| | | | 0.19 Total Acres | | | Total Est. Land Value = | | 2,470 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 332 | 73 | 1,939 |
| D/W/P: 4in Concrete | 6.82 | 72 | 19 | 93 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,032 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,235 | 73,637 | 74,872 | | | 59,037C |
| 2023 | 914 | 65,507 | 66,421 | | | 56,226C |
| 2022 | 914 | 67,042 | 67,956 | | | 53,549C |
| 2021 | 1,140 | 68,084 | 69,224 | | | 51,839C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1920 | 1960 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | Plaster |
| X | 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: Linoleum
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Wood |

**(7) Excavation**

Basement: 704 S.F.
Crawl: 220 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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 |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 36
Floor Area: 1,628
Total Base New : 221,190 E.C.F.
Total Depr Cost: 141,562 X 1.026
Estimated T.C.V: 145,242

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 20 | WCP (1 Story) |

**(17) Garage**

Year Built: 1990
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: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1920
(11) Heating System: Wall/Floor Furnace
Ground Area = 924 SF Floor Area = 1628 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Basement | 704 | | |
| 1 Story | Siding | Crawl Space | 220 | | |
| | | Total: | | 174,754 | 111,843 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,353 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,626 |
| Vent Fan | | | 1 | 201 | 129 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 832 | 28,355 | 18,147 |
| Door Opener | | | 1 | 535 | 342 |
| Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Door Opener | | | 1 | 421 | 269 |
| Base Cost | | | 216 | 8,290 | 5,306 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 831 |
| Public Sewer | | | 1 | 1,298 | 831 |
| Porches | | | | | |
| WCP (1 Story) | | | 20 | 1,383 | 885 |
| | | Totals: | | 221,190 | 141,562 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 145,242

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-059-00 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**

46563 MAPLE ST

**Owner's Name/Address**

LISHINSKI JOYCE & GARY & DARYL
46563 MAPLE ST
DODGEVILLE MI 49921

**Taxpayer's Name/Address**

LISHINSKI JOYCE & GARY & DARYL
46563 MAPLE ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-55 SEC 11 T54N R34W PART OF W 1/2 SEC D/F, FROM CEN OF SEC GO N 4 DEG 13' 30" E ALONG CL SEC 11, 382.25', TH N 52 DEG 1' W 66.62' TO POB,TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG1' E 100' TO POB KNOWN AS LOT 112 DODGEVILLE MINE LOCATION. .12 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 93,510 TCV/TFA: 75.90

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG | 1 ACRE | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 21.32 | 216 | 46 | 2,118 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,118 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 45,975 | 46,755 | | | 22,472C |
| 2023 | 577 | 40,991 | 41,568 | | | 21,402C |
| 2022 | 577 | 41,140 | 41,717 | | | 20,383C |
| 2021 | 720 | 41,741 | 42,461 | | | 19,732C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. | |
| | | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 41
Floor Area: 1,232
Total Base New : 148,401 E.C.F.
Total Depr Cost: 87,556 X 1.026
Estimated T.C.V: 89,832

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |
| 45 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 704 | | |
| | | | Total: | 136,493 | 80,530 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 84 | 7,698 | 4,542 |
| Deck | | | | | |
| Treated Wood | | | 45 | 1,614 | 952 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 766 |
| Public Sewer | | | 1 | 1,298 | 766 |
| | | | Totals: | 148,401 | 87,556 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 89,832

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-060-00 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. |
|---|---|---|---|---|---|---|---|---|
| GUILBAULT MICHAEL R | PLOWE JOSEPH & SHANNA | 77,400 | 11/07/2013 | WD | 03-ARM'S LENGTH | 2013/06499 | DEED | 100.0 |
| GUILBAULT AMY LISA | GUILBAULT MICHAEL R | 0 | 07/07/2011 | QC | 09-FAMILY | 2011/03643 | DEED | 0.0 |
| GUILBAULT MICHAEL R & AMY | GUILBAULT MICHAEL R. | 0 | 06/01/2010 | QC | 09-FAMILY | 2010/03101 | DEED | 0.0 |
| MATTSON TODD D & SHANNON L | GUILBAULT MICHAEL R & AMY | 71,000 | 07/17/2006 | WD | 03-ARM'S LENGTH | 168/2321 | DEED | 100.0 |

Property Address

46557 MAPLE ST

Owner's Name/Address

PLOWE JOSEPH & SHANNA
46557 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-56 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 D/F, FROM CTR SEC 11 GO N 04 DEG 13' 30" E ALONG CL SEC 11, 382.25', TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 50' TO POB; TH S 37 DEG 59' W 50' TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 114 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/07/2013

MAP #:

2024 Est TCV 108,117 TCV/TFA: 91.94

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 53,279 | 54,059 | | | 38,861C |
| 2023 | 577 | 47,282 | 47,859 | | | 37,011C |
| 2022 | 577 | 39,648 | 40,225 | | | 35,249C |
| 2021 | 720 | 40,301 | 41,021 | | | 34,123C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | 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 |
| X | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,176
Total Base New : 146,277 E.C.F.
Total Depr Cost: 103,857 X 1.026
Estimated T.C.V: 106,557

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |
| 24 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1900
(11) Heating System: Forced Heat & Cool
Ground Area = 672 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 672 | | |
| | | | Total: | 134,933 | 95,802 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 84 | 7,698 | 5,466 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 922 |
| Public Sewer | | | 1 | 1,298 | 922 |
| Deck | | | | | |
| Treated Wood | | | 24 | 1,050 | 745 |
| | | | Totals: | 146,277 | 103,857 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 106,557

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-061-00 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. |
|---|---|---|---|---|---|---|---|---|
| SWETICH DORIS & JEROME SWE | WAKEHAM TONYA | 60,000 | 05/21/2008 | WD | 03-ARM'S LENGTH | 2008/02957 | DEED | 100.0 |
| | | 1 | 05/01/2002 | WD | 03-ARM'S LENGTH | 158:14 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46551 MAPLE ST

Owner's Name/Address

WAKEHAM TONYA
46551 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-57 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 100' TO POB, TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 116 OF DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/21/2008

MAP #:

2024 Est TCV 112,601 TCV/TFA: 95.75

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved [ ] Vacant

Public Improvements

- [ ] 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
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | | Total Est. Land Value = | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 30.26 | 88 | 41 | 1,092 |
| Wood Frame/Conc. | 32.87 | 144 | 83 | 3,928 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,020 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 55,521 | 56,301 | | | 30,650C |
| 2023 | 577 | 49,565 | 50,142 | | | 29,191C |
| 2022 | 577 | 41,716 | 42,293 | | | 27,801C |
| 2021 | 720 | 44,613 | 45,333 | | | 26,913C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 2021 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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**

**(7) Excavation**

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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 1,176
Total Base New : 173,932 E.C.F.
Total Depr Cost: 103,334 X 1.026
Estimated T.C.V: 106,021

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WCP (1 Story) |
| 15 | CPP |
| 28 | Treated Wood |

**(17) Garage**

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: 216
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 672 | | | |
| | | | Total: | 148,370 | 87,539 | |
| Other Additions/Adjustments | | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,478 | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 1,795 | |
| Porches | | | | | | |
| WCP (1 Story) | | | 84 | 4,271 | 3,032 | *7 |
| CPP | | | 15 | 410 | 291 | *7 |
| Deck | | | | | | |
| Treated Wood | | | 28 | 1,256 | 892 | *7 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Door Opener | | | 1 | 535 | 316 | |
| Base Cost | | | 216 | 10,619 | 6,265 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,462 | 863 | |
| Public Sewer | | | 1 | 1,462 | 863 | |
| | | | Totals: | 173,932 | 103,334 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 106,021

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-062-00 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. |
|---|---|---|---|---|---|---|---|---|
| BAKER CARL A & GALBRAITH S | COON MARK | 115,000 | 12/28/2022 | WD | 03-ARM'S LENGTH | 2023/00028 | PROPERTY TRANSFER | 100.0 |
| BAKER CARL ALLAN | STATLER JIMP & MURPHY HEAT | 85,000 | 02/02/2018 | MLC | 04-BUYERS INTEREST IN A L | 2018/00718 | DEED | 100.0 |
| | | 34,950 | 06/01/1998 | SD | 10-FORECLOSURE | 143:491 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46496 MAPLE ST

Owner's Name/Address

COON MARK
45085 BOOTJACK RD
LAKE LINDEN MI 49945

Tax Description

P6-11-57A SEC 11 T54N R34W PART OF THE NE 1/4 OF SW 1/4 OF SEC 11 T54N R34W D/F, COMMENCING AT CENTER OF SEC 11, TH N 4 DEG 13' 30" E ALONG C/L 382.25', TH N 56 DEG 01' W 66.62', TH S 37 DEG 59' W 512.75', TH S 52 DEG 01' E 50' TO POB, TH S 52 DEG 01' E 100', TH S 37 DEG 59' W 100', TH N 52 DEG 01' W 100', TH N 37 DEG 59' E 100' TO POB KNOWN AS LOTS 129 & 131 OF DODGEVILLE LOCATION

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 125,030 TCV/TFA: 126.55

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/24/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| 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

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 26.42 | 144 | 46 | 1,750 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,750 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,495 | 61,020 | 62,515 | | | 58,049C |
| 2023 | 1,106 | 54,179 | 55,285 | | | 55,285S |
| 2022 | 1,106 | 45,485 | 46,591 | | | 46,591S |
| 2021 | 1,380 | 46,179 | 47,559 | | | 46,805C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1989 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 988 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 26
Floor Area: 988
Total Base New : 158,434 E.C.F.
Total Depr Cost: 117,242 X 1.026
Estimated T.C.V: 120,290

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | Treated Wood |

**(17) Garage**

Year Built: 2000
Car Capacity: 2
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1989
(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 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 | 988 | | |
| | | | Total: | 130,782 | 96,779 |
| Other Additions/Adjustments | | | | | |
| Deck | | | | | |
| Treated Wood | | | 36 | 1,445 | 1,069 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 624 | 23,076 | 17,076 |
| Door Opener | | | 1 | 535 | 396 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 961 |
| Public Sewer | | | 1 | 1,298 | 961 |
| | | | Totals: | 158,434 | 117,242 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 120,290

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-062-50 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. |
|---|---|---|---|---|---|---|---|---|
| MAIJALA MARK & MICHELE | HAMLIN CRAIG | 99,000 | 11/18/2011 | WD | 03-ARM'S LENGTH | 2011/05970 | DEED | 100.0 |
| | | 67,500 | 08/01/1994 | WD | 03-ARM'S LENGTH | 127:315 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46530 MAPLE ST

Owner's Name/Address

HAMLIN CRAIG & COMFORT JESSICA
46530 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-57B SEC 11 T54N R34W PART OF THE SE 1/4 OF NW 1/4 & THE NE 1/4 OF SW 1/4 OF SEC 11 D/F; COM AT THE CENTER OF SEC 11;TH N 4 DEG 13'30" EALONG C/L 382.25'; TH N 52 DEG 01' W 66.62'; TH S 37 DEG 59' W 450'; TH S 52 DEG 01' E 50' TO POB; TH S 52 DEG 01' E 100'; TH N 37 DEG 59' E 212.5' M/L TO A POINT 60' W OF THE N & S C/L OF SEC 11; TH N 4 DEG 13' 30" E & PARALLEL TO SD C/L 188.3'; TH S 37 DEG 59' W 365' M/L TO POB. AKA LOTS 117, 119, 121, 123, 125, & 127 OF DODGEVILLE LOCATION.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/21/2011

MAP #:

2024 Est TCV 185,011 TCV/TFA: 141.01

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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
- X Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.49 Acres | | 13000 | 100 | | 6,370 |
| | | | 0.49 Total Acres | | | Total Est. Land Value = | | 6,370 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Crushed Rock | 2.22 | 480 | 64 | 682 |
| Wood Frame | 28.90 | 96 | 59 | 1,637 |
| Wood Frame | 26.59 | 140 | 59 | 2,197 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,516 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,185 | 89,321 | 92,506 | | | 64,356C |
| 2023 | 2,356 | 79,458 | 81,814 | | | 61,292C |
| 2022 | 2,356 | 66,763 | 69,119 | | | 58,374C |
| 2021 | 2,940 | 67,725 | 70,665 | | | 55,545C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1969 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 3 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| 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 |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1312 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**

| | | |
|---|---|---|
| 656 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 1,312
Total Base New : 247,399 E.C.F.
Total Depr Cost: 169,712 X 1.026
Estimated T.C.V: 174,125

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 100 | CPP |
| 40 | CGEP (1 Story) |
| 504 | Treated Wood |

**(17) Garage**

Year Built: 1969
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: 1
Area: 580
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1969
(11) Heating System: Forced Hot Water
Ground Area = 1312 SF Floor Area = 1312 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 | 1,248 | | |
| 1 Story | Siding | Basement | 64 | | |
| | | | Total: | 193,174 | 133,289 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 656 | 12,412 | 7,571 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,099 |
| Porches | | | | | |
| CPP | | | 100 | 1,978 | 1,365 |
| CGEP (1 Story) | | | 40 | 4,138 | 2,855 |
| Deck | | | | | |
| Treated Wood | | | 504 | 7,429 | 5,126 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 580 | 24,395 | 16,833 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,813 |
| Door Opener | | | 1 | 535 | 369 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,009 |
| Public Sewer | | | 1 | 1,462 | 1,009 |
| | | | Totals: | 247,399 | 169,712 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 174,125

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-063-00 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. |
|---|---|---|---|---|---|---|---|---|
| DEVREE THOMAS & ELIZABETH | GAUTHIER JEFFREY R & DANIS | 35,000 | 05/01/2006 | WD | 03-ARM'S LENGTH | 168/1577 | DEED | 100.0 |
| | | 26,000 | 08/01/2004 | WD | 03-ARM'S LENGTH | 166:26 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46545 MAPLE ST

**Owner's Name/Address**

GAUTHIER JEFFREY RYAN
46545 MAPLE ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-58 SEC 11 T54N R34W PART OF SE 1/4 OF NW 1/4 OF SEC 11 T54N R34W D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL SEC 11, 382.25', TH N 52 DEG 1'W 66.62', TH S 37 DEG 59' W 150' TO POB,TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB. AKA LOT 118 DODGEVILLE MINE LOCATION. .12 A. 166/026

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/01/2006

MAP #:

2024 Est TCV 80,846 TCV/TFA: 80.52

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

**Public Improvements**

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/22/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | | Total Est. Land Value = | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 26.42 | 144 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 39,643 | 40,423 | | | 22,743C |
| 2023 | 577 | 35,234 | 35,811 | | | 21,660C |
| 2022 | 577 | 29,545 | 30,122 | | | 20,629C |
| 2021 | 720 | 33,311 | 34,031 | | | 19,970C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 525 S.F.
Crawl: 0 S.F.
Slab: 85 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 |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 36
Floor Area: 1,004
Total Base New : 120,744 E.C.F.
Total Depr Cost: 77,277 X 1.026
Estimated T.C.V: 79,286

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 25 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 610 SF Floor Area = 1004 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 525 | | |
| 1 Story | Siding | Slab | 85 | | |
| | | | Total: | 114,900 | 73,536 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,353 |
| Deck | | | | | |
| Treated Wood | | | 25 | 1,134 | 726 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 831 |
| Public Sewer | | | 1 | 1,298 | 831 |
| | | | Totals: | 120,744 | 77,277 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 79,286

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-064-00 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. |
|---|---|---|---|---|---|---|---|---|
| HAMLIN CRAIG D & COMFORT J | BELOPAVLOVICH KENDALL & JA | 133,000 | 03/26/2021 | WD | 03-ARM'S LENGTH | 2021/02159 | DEED | 100.0 |
| | | 35,000 | 12/01/1998 | WD | 03-ARM'S LENGTH | 145:527 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46537 MAPLE ST

Owner's Name/Address

BELOPAVLOVICH KENDALL
46537 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-59 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 200' TO POB, TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 120 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/05/2021

MAP #:

2024 Est TCV 89,239 TCV/TFA: 87.66

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 04/05/2021 | 2021-999-161 | FOUNDATION |
| HOUSE | 02/01/2021 | 2021-010-261 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/23/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 43,840 | 44,620 | | | 36,727C |
| 2023 | 577 | 39,038 | 39,615 | | | 34,979C |
| 2022 | 577 | 32,737 | 33,314 | | | 33,314S |
| 2021 | 720 | 24,634 | 25,354 | | | 25,354S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1921 | 2021 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 504 S.F.
Crawl: 136 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. | |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 43
Floor Area: 1,018
Total Base New : 149,926 E.C.F.
Total Depr Cost: 85,457 X 1.026
Estimated T.C.V: 87,679

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | WGEP (1 Story) |
| 116 | Treated Wood |
| 60 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1921
(11) Heating System: Forced Air w/ Ducts
Ground Area = 640 SF Floor Area = 1018 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 504 | | |
| 1 Story | Siding | Crawl Space | 136 | | |
| | | | Total: | 132,211 | 75,360 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,428 |
| Porches | | | | | |
| WGEP (1 Story) | | | 72 | 7,559 | 4,309 |
| Deck | | | | | |
| Treated Wood | | | 116 | 2,811 | 1,602 |
| Treated Wood | | | 60 | 1,916 | 1,092 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 833 |
| Public Sewer | | | 1 | 1,462 | 833 |
| | | | Totals: | 149,926 | 85,457 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 87,679

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-065-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46529 MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| GYGAX GLEN F<br>PO BOX 231<br>DOLLAR BAY MI 49922 | 2024 Est TCV 53,350 TCV/TFA: 60.49 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

Public Improvements

- 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
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P6-11-60 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 250' TO POB, TH S 37 DEG 59' W 50' TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 122 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/23/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 25,895 | 26,675 | | | 6,156C |
| 2023 | 577 | 22,659 | 23,236 | | | 5,863C |
| 2022 | 577 | 19,003 | 19,580 | | | 5,584C |
| 2021 | 720 | 16,558 | 17,278 | | | 5,406C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Very Poor

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Hardwood
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 504 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 882
Total Base New : 112,175 E.C.F.
Total Depr Cost: 50,478 X 1.026
Estimated T.C.V: 51,790

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 44 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 504 SF Floor Area = 882 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 504 | | |
| | | | Total: | 102,289 | 46,030 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 951 |
| Porches | | | | | |
| WGEP (1 Story) | | | 44 | 5,176 | 2,329 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 584 |
| Public Sewer | | | 1 | 1,298 | 584 |
| | | | Totals: | 112,175 | 50,478 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 51,790

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-066-00 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. |
|---|---|---|---|---|---|---|---|---|
| THERRIAN STEVEN & JAMIE | YOST CHARLES E & AVELIN S | 75,101 | 07/29/2015 | WD | 03-ARM'S LENGTH | 2015/04014 | PROPERTY TRANSFER | 100.0 |
| | | 42,500 | 10/01/2001 | WD | 03-ARM'S LENGTH | 156:232 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46523 MAPLE ST

Owner's Name/Address

YOST AVELIN S
YOST EDWIN
3426 TOWNLINE RD
ONTONAGON MI 49953

Tax Description

P6-11-61
SEC 11 T54N R34W
PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL SEC 11, 382.25', TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 300' TO POB, TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB
AKA LOT 124 DODGEVILLE MINE LOCATION.
.12 ACRE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 78,180 TCV/TFA: 85.91

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/23/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 38,310 | 39,090 | | | 35,879C |
| 2023 | 577 | 38,120 | 38,697 | | | 34,171C |
| 2022 | 577 | 31,967 | 32,544 | | | 32,544S |
| 2021 | 720 | 32,497 | 33,217 | | | 33,217S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| 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 |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 456 S.F.
Crawl: 112 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 50
Floor Area: 910
Total Base New : 149,364 E.C.F.
Total Depr Cost: 74,678 X 1.026
Estimated T.C.V: 76,620

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 168 | CPP |
| 48 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1900
Car Capacity:
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: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 568 SF Floor Area = 910 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 456 | | |
| 1 Story | Siding | Crawl Space | 112 | | |
| | | | Total: | 119,686 | 59,841 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,252 |
| Porches | | | | | |
| CPP | | | 168 | 3,079 | 1,539 |
| WGEP (1 Story) | | | 48 | 5,819 | 2,909 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 308 | 16,130 | 8,065 |
| Common Wall: 1/2 Wall | | | 1 | -1,314 | -657 |
| Door Opener | | | 1 | 535 | 267 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 731 |
| Public Sewer | | | 1 | 1,462 | 731 |
| | | | Totals: | 149,364 | 74,678 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 76,620

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-067-00 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. |
|---|---|---|---|---|---|---|---|---|
| ARO EDWARD J & ELSIE K | JOHNSON AUDREY & BOWMAN SC | 25,000 | 05/08/2014 | WD | 03-ARM'S LENGTH | 2014/02417 | DEED | 100.0 |
| ARO ELSIE | ARO EDWARD J. & ELSIE K. | 0 | 12/08/2010 | QC | 09-FAMILY | 2010/6294 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46519 MAPLE ST

Owner's Name/Address

JOHNSON AUDREY & BOWMAN SCOTT
209 FLORIDA ST
LAURIUM MI 49913

Tax Description

P6-11-62 SEC 11 T54N R34W
PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 350' TO POB, TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 126 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 92,078 TCV/TFA: 93.29

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/23/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 45,259 | 46,039 | | | 36,328C |
| 2023 | 577 | 40,310 | 40,887 | | | 34,599C |
| 2022 | 577 | 33,805 | 34,382 | | | 32,952C |
| 2021 | 720 | 34,365 | 35,085 | | | 31,900C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 735 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 44
Floor Area: 987
Total Base New : 157,545 E.C.F.
Total Depr Cost: 88,224 X 1.026
Estimated T.C.V: 90,518

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 126 | WGEP (1 Story) |
| 58 | WGEP (1 Story) |
| 20 | CCP (1 Story) |
| 58 | CPP |

**(17) Garage**

Year Built: 1900
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: 450
% Good: 56
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 735 SF Floor Area = 987 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 504 | | |
| 1 Story | Siding | Basement | 231 | | |
| | | | Total: | 118,744 | 66,495 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 126 | 10,094 | 5,653 |
| WGEP (1 Story) | | | 58 | 6,017 | 3,370 |
| CPP | | | 58 | 1,229 | 688 |
| CCP (1 Story) | | | 20 | 923 | 517 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 450 | 20,570 | 11,519 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,472 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 727 |
| Public Sewer | | | 1 | 1,298 | 727 |
| | | | Totals: | 157,545 | 88,224 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 90,518

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-068-00 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. |
|---|---|---|---|---|---|---|---|---|
| OVIST JERRY J & PAT | WHEELER BARBARA | 55,000 | 08/16/2013 | WD | 03-ARM'S LENGTH | 2013/04791 | DEED | 100.0 |
| HAMEL LUANNE J | OVIST JERRY & PAT | 0 | 08/07/2013 | QC | 09-FAMILY | 2013/04614 | DEED | 0.0 |
| OVIST PAT & HAMEL CHARLES | OVIST JERRY J & PAT | 0 | 01/12/2011 | QC | 09-FAMILY | 2011/00291 | DEED | 0.0 |
| SWETICH ALBERT | OVIST PAT & HAMEL CHARLES | 0 | 12/14/2010 | QC | 08-ESTATE | 2010/6433 | DEED | 100.0 |

Property Address

46511 MAPLE ST

Owner's Name/Address

WHEELER BARBARA A
RNA, ATC, TAB, LPW; LB
46511 MAPLE ST
HOUGHTON MI 49931

Tax Description

SEC 11 T54N R34W
PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 50 DEG 1' W 66.62', TH S 37 DEG 59' W 400' TO POB, TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB
KNOWN AS LOT 128 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/28/2022

MAP #: P6-11-63

2024 Est TCV 68,049 TCV/TFA: 85.06

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/23/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 33,245 | 34,025 | | | 28,027C |
| 2023 | 577 | 29,630 | 30,207 | | | 26,693C |
| 2022 | 577 | 24,845 | 25,422 | | | 25,422S |
| 2021 | 720 | 30,056 | 30,776 | | | 26,589C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1890 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| 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 |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 480 S.F.
Crawl: 80 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 46
Floor Area: 800
Total Base New : 120,005 E.C.F.
Total Depr Cost: 64,804 X 1.026
Estimated T.C.V: 66,489

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 36 | CPP |
| 24 | WGEP (1 Story) |
| 40 | WGEP (1 Story) |

**(17) Garage**

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: 240
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1890
(11) Heating System: Forced Air w/ Ducts
Ground Area = 560 SF Floor Area = 800 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 | 480 | | |
| 1 Story | Siding | Crawl Space | 80 | | |
| | | | Total: | 96,427 | 52,071 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,142 |
| Porches | | | | | |
| CPP | | | 36 | 883 | 477 |
| WGEP (1 Story) | | | 40 | 4,961 | 2,679 |
| WGEP (1 Story) | | | 24 | 2,109 | 1,139 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 240 | 10,915 | 5,894 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 701 |
| Public Sewer | | | 1 | 1,298 | 701 |
| | | | Totals: | 120,005 | 64,804 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 66,489

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-069-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46497 MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| NIEMI DAVID W & CHERIE M<br>46497 MAPLE ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 66,830 TCV/TFA: 70.05 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.19 Acres | | 13000 | 100 | | 2,470 |
| | | | 0.19 Total Acres | | | Total Est. Land Value = | | 2,470 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.49 | 144 | 46 | 1,556 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,556 |

Public Improvements

| | |
|---|---|
| | 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. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-11-64 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG1' W 66.62', TH S 37 DEG 59' W 500' TO POB, TH S 37 DEG 59' W 85', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 85', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 130 & PART OF LOT 132 DODGEVILLE MINE LOCATION. .19 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,235 | 32,180 | 33,415 | | | 17,124C |
| 2023 | 914 | 28,317 | 29,231 | | | 16,309C |
| 2022 | 914 | 23,793 | 24,707 | | | 15,533C |
| 2021 | 1,140 | 24,127 | 25,267 | | | 15,037C |

| Who | When | What |
|---|---|---|
| JR | 09/24/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1906 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 702 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas Wood | X | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 59
Floor Area: 954
Total Base New : 137,829 E.C.F.
Total Depr Cost: 61,212 X 1.026
Estimated T.C.V: 62,804

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 105 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1920
Car Capacity: 1
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 252
% Good: 41
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1906
(11) Heating System: Forced Air w/ Ducts
Ground Area = 702 SF Floor Area = 954 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 | 504 | | | |
| 1 Story | Siding | Basement | 198 | | | |
| | | | Total: | 114,929 | 51,719 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 105 | 8,949 | 3,669 | *4 |
| Garages | | | | | | |
| Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 252 | 11,355 | 4,656 | *4 |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 584 | |
| Public Sewer | | | 1 | 1,298 | 584 | |
| | | | Totals: | 137,829 | 61,212 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 62,804

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-070-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 60,000 | 12/01/1998 | WD | 03-ARM'S LENGTH | 145:643 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46484 MAPLE ST

**Owner's Name/Address**

ROTH JOHN R & MARGARET A
46484 MAPLE ST
DODGEVILLE MI 49921

**Taxpayer's Name/Address**

ROTH JOHN R & MARGARET A
46484 MAPLE ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-64A SEC 11 T54N R34W PART OF THE NE 1/4 OF SW 1/4 OF SEC 11 T54N R34W D/F, COMMENCING AT THE CENTER OF SEC 11, TH N 4 DEG 13' 30" E ALONG THE C/L OF SAID SECTION 382.25', TH N 52DEG 01' W 66.62', TH S 37 DEG 59' W 612.75', TH S 52 DEG 01' E 50' TO THE POB, TH S 52 DEG 01' E 100', TH S 37 DEG59' W 50', TH N 52 DEG 01' W 100', TH N 37 DEG 59' E 50' TO POB KNOWN AS LOT 133 OF DODGEVILLE LOCATION. AND ALSO THOSE PARC KNOWN AS LOTS 135 & 137 DODGEVILLE LOCATION. CONT .22 A M/L

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/10/1998

MAP #:

2024 Est TCV 130,432 TCV/TFA: 128.76

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[X] Improved [ ] Vacant

**Public Improvements**

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/24/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.22 Acres | | 13000 | 100 | | 2,860 |
| | | | 0.22 Total Acres | | | Total Est. Land Value = | | 2,860 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 7.19 | 300 | 84 | 1,812 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,812 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,430 | 63,786 | 65,216 | | | 49,924C |
| 2023 | 1,058 | 56,535 | 57,593 | | | 47,547C |
| 2022 | 1,058 | 47,460 | 48,518 | | | 45,283C |
| 2021 | 1,320 | 48,183 | 49,503 | | | 43,837C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1993 | 1995 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1013 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 21
Floor Area: 1,013
Total Base New : 144,448 E.C.F.
Total Depr Cost: 122,573 X 1.026
Estimated T.C.V: 125,760

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | CPP |
| 70 | CCP (1 Story) |
| 108 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1993
(11) Heating System: Forced Heat & Cool
Ground Area = 1013 SF Floor Area = 1013 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 | 943 | | | *8 |
| 1 Story | Siding | Basement | 70 | | | *8 |
| | | | Total: | 136,802 | 115,998 | |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Porches | | | |
| CCP (1 Story) | 70 | 1,836 | 1,579 |
| CPP | 24 | 620 | 533 |
| Deck | | | |
| Treated Wood | 108 | 2,594 | 2,231 |
| Water/Sewer | | | |
| Public Water | 1 | 1,298 | 1,116 |
| Public Sewer | 1 | 1,298 | 1,116 |
| Totals: | | 144,448 | 122,573 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 125,760

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-071-00 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. |
|---|---|---|---|---|---|---|---|---|
| BIGELOW DONALD R | ASHBURN MATTHEW E | 75,000 | 05/31/2012 | WD | 03-ARM'S LENGTH | 2012/03013 | DEED | 100.0 |
| BELJAN WALTER & MARY | BIGELOW DONALD R | 65,000 | 01/23/2009 | WD | 03-ARM'S LENGTH | 2008/00485 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46487 MAPLE ST

**Owner's Name/Address**

ASHBURN MATTHEW E
46487 MAPLE ST
DODGEVILLE MI 49921

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/30/2012

MAP #:

2024 Est TCV 122,434 TCV/TFA: 132.50

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/28/2010 | 10-158 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | 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. |

**Topography of Site**

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

**Tax Description**

P6-11-65 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG 01' W 66.62', TH S 37 DEG 59' W 500', TH S 37 DEG 59' W 85' TO POB, TH S 37 DEG 59' W 25', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 25', TH S 52 DEG 1' E 100' TO POB KNOWN AS THE SW HALF OF LOT 132 AND
FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG 01' W 66.62', TH S 37 DEG 59' W 610' TO POB, TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB KNOWN AS ENTIRE LOT 134 DODGEVILLE MINE LOC.
.17 A.

**Comments/Influences**

| Who | When | What |
|---|---|---|
| JR | 09/24/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |
| LRK | 06/17/2011 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG | 1 ACRE | | 0.17 Acres | | 13000 | 100 | | 2,210 |
| | | | 0.17 Total Acres | | | Total Est. Land Value = | | 2,210 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 46 | 1,512 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,512 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,105 | 60,112 | 61,217 | | | 43,880C |
| 2023 | 818 | 53,289 | 54,107 | | | 41,791C |
| 2022 | 818 | 44,734 | 45,552 | | | 39,801C |
| 2021 | 1,020 | 45,416 | 46,436 | | | 38,530C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1906 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 528 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 19
Floor Area: 924
Total Base New : 138,430 E.C.F.
Total Depr Cost: 115,704 X 1.026
Estimated T.C.V: 118,712

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | CCP (1 Story) |
| 32 | WGEP (1 Story) |
| 20 | CPP |

**(17) Garage**

Year Built: 2010
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 96
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1906
(11) Heating System: Forced Air w/ Ducts
Ground Area = 528 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 528 | | | |
| | | | Total: | 106,476 | 86,246 | |
| Other Additions/Adjustments | | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,712 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 32 | 4,378 | 3,546 | |
| CCP (1 Story) | | | 24 | 1,107 | 897 | |
| CPP | | | 20 | 516 | 418 | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 768 | 23,839 | 22,885 | *9 |
| | | | Totals: | 138,430 | 115,704 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 118,712

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-074-00 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. |
|---|---|---|---|---|---|---|---|---|
| HYTTINEN MARY ELLEN | HYTTINEN MARY E & PETERSON | 1 | 08/12/2013 | QC | 09-FAMILY | 2013/04699 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46481 MAPLE ST

**Owner's Name/Address**

HYTTINEN MARY E & PETERSON TRAVIS
46481 MAPLE ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-66 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG1' W 66.62', TH S 37 DEG 59' W 660' TO POB, TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 136 DODGEVILLE MINE LOCATION. .12 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 36,649 TCV/TFA: 50.90

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/24/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | | Total Est. Land Value = | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 20.94 | 144 | 0 | 0 |
| Wood Frame | 28.29 | 56 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 17,545 | 18,325 | | | 11,539C |
| 2023 | 577 | 15,386 | 15,963 | | | 10,990C |
| 2022 | 577 | 12,905 | 13,482 | | | 10,467C |
| 2021 | 720 | 13,119 | 13,839 | | | 10,133C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 480 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 59
Floor Area: 720
Total Base New : 95,826 E.C.F.
Total Depr Cost: 34,200 X 1.026
Estimated T.C.V: 35,089

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 40 | WGEP (1 Story) |
| 42 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls D Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/80/100/100/36
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 480 | | | |
| | | | Total: | 84,224 | 30,321 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 40 | 4,599 | 1,508 | *4 |
| WGEP (1 Story) | | | 42 | 4,703 | 1,543 | *4 |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,150 | 414 | |
| Public Sewer | | | 1 | 1,150 | 414 | |
| | | | Totals: | 95,826 | 34,200 | |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 35,089

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-075-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 30,000 | 03/01/2004 | WD | 03-ARM'S LENGTH | 164:273 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46475 MAPLE ST

Owner's Name/Address

GRULKE MATTHEW A
2913 N 78TH ST
MILWAUKEE WI 53222-5022

Tax Description

P6-11-67 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 710' TO POB, TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 138 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 54,261 TCV/TFA: 69.57

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| JR | 09/24/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | | Total Est. Land Value = | | 1,560 |

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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 26,351 | 27,131 | | | 20,115C |
| 2023 | 577 | 23,605 | 24,182 | | | 19,158C |
| 2022 | 577 | 19,835 | 20,412 | | | 18,246C |
| 2021 | 720 | 20,117 | 20,837 | | | 17,664C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 540 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 54
Floor Area: 780
Total Base New : 108,819 E.C.F.
Total Depr Cost: 50,055 X 1.026
Estimated T.C.V: 51,356

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | WGEP (1 Story) |
| 240 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 540 SF Floor Area = 780 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 | 60 | | |
| | | | Total: | 94,832 | 43,622 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 72 | 6,925 | 3,185 |
| Deck | | | | | |
| Treated Wood | | | 240 | 4,466 | 2,054 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 597 |
| Public Sewer | | | 1 | 1,298 | 597 |
| | | | Totals: | 108,819 | 50,055 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 51,356

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-076-00 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. |
|---|---|---|---|---|---|---|---|---|
| DUROCHER RAYMOND L & ARBUT | DUROCHER RAYMOND | 0 | 09/14/2012 | QC | 09-FAMILY | 2012/06138 | DEED | 0.0 |
| | | 30,000 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:410 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46470 MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 08/08/2014 | 14-183 | COMPLETE |
| | P.R.E. 100% 09/28/2020 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DUROCHER MATTHEW J & KOTILA PAMELA<br>46470 MAPLE ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 64,663 TCV/TFA: 60.77 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

Public Improvements

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 34.33 | 64 | 79 | 1,736 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,736 |

Tax Description

P6-11-67A SEC 11 T54N R34W PART OF THE NE 1/4 OF SW 1/4 SEC 11 T54NR34W D/F, FR THE CEN OF SEC 11 GO N 4 DEG 13'-30" E ALONG THE C/L OF SEC 11 382.25', TH N 52 DEG-01' W 66.62', TH S 37 DEG-59' W 762.75', TH S 52 DEG-01' E 50' TO POB OF PARCEL TO BE DESC,
TH S 52 DEG-01' E 100',
TH S 37 DEG-59' W 50',
TH N 52 DEG-01' W 100',
TH N 37 DEG 59' E 50' TO POB
AKA LOT #139 OF DODGEVILLE MINE LOCATION.
.12 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/24/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 31,552 | 32,332 | | | 26,406C |
| 2023 | 577 | 27,815 | 28,392 | | | 25,149C |
| 2022 | 577 | 23,375 | 23,952 | | | 23,952S |
| 2021 | 720 | 23,699 | 24,419 | | | 24,419S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1994 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 140 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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 |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 26
Floor Area:
Total Base New : 75,631 E.C.F.
Total Depr Cost: 31,766 X 1.026
Estimated T.C.V: 32,592

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 192 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1994
(11) Heating System: Wall Furnace
Ground Area = 1064 SF Floor Area = 1064 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=42/100/100/100/42
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Siding | Comp.Shingle | 924 | | |
| Addition | Siding | Crawl | 140 | | |
| | | | Total: | 65,181 | 27,377 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 1,993 | 837 |
| Porches | | | | | |
| WCP (1 Story) | | | 192 | 6,812 | 2,861 |
| Foundation: Shallow | | | 192 | -1,279 | -537 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 614 |
| Public Sewer | | | 1 | 1,462 | 614 |
| | | | Totals: | 75,631 | 31,766 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 32,592

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2014 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 7
Floor Area: 0
Total Base New : 30,156 E.C.F.
Total Depr Cost: 28,046 X 1.026
Estimated T.C.V: 28,775

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2014
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 880
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2014
(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: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 880 | 29,621 | 27,548 |
| Door Opener | | | 1 | 535 | 498 |
| | | | Totals: | 30,156 | 28,046 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 28,775

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-077-00 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. |
|---|---|---|---|---|---|---|---|---|
| MAKELA JOHN H & WIFE | MIHELICH NICK J & TONYA M | 25,000 | 09/28/2005 | QC | 21-NOT USED/OTHER | 167/2776 | DEED | 100.0 |
| MIHELICH NICK J & TONYA M | DEMSKE SCOTT & JENNIFER M | 25,000 | 08/28/2005 | WD | 03-ARM'S LENGTH | 167/2778 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46469 MAPLE ST

Owner's Name/Address

DEMSKE SCOTT & JENNIFER M
46469 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-68 SEC 11 T54N R34W PART OF W 1/2 D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL SEC 11, 382.25' TH N 52 DEG 1' W 66.62', TH S 37 DEG 59'W 760' TO POB, TH S 37 DEG 59' W 52.75',TH N 52 DEG 1' W 100', TH N 37 DEG 59' E52.75', TH S 52 DEG 1' E 100' TO POB. AKA LOT 140 DODGEVILLE MINE LOCATION. .12 ACRE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 09/28/2005

MAP #:

2024 Est TCV 56,823 TCV/TFA: 65.46

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| 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 |

| Who | When | What |
|---|---|---|
| JR | 09/24/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 27,632 | 28,412 | | | 19,730C |
| 2023 | 577 | 24,245 | 24,822 | | | 18,791C |
| 2022 | 577 | 20,333 | 20,910 | | | 17,897C |
| 2021 | 720 | 20,668 | 21,388 | | | 17,326C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1917 | 0 |

Condition: Poor

Room List

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 4 | 2nd Floor |
| 6 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 504 S.F.
Crawl: 112 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 64
Floor Area: 868
Total Base New : 121,011 E.C.F.
Total Depr Cost: 53,863 X 1.026
Estimated T.C.V: 55,263

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 28 | CPP |
| 96 | Treated Wood |

**(17) Garage**

Year Built: 1917
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 312
% Good: 41
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1917
(11) Heating System: Forced Air w/ Ducts
Ground Area = 616 SF Floor Area = 868 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 | 112 | | | |
| 1.5 Story | Siding | Basement | 504 | | | |
| | | | Total: | 103,638 | 46,637 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| CPP | | | 28 | 730 | 299 | *4 |
| Deck | | | | | | |
| Treated Wood | | | 96 | 2,391 | 980 | *4 |
| Garages | | | | | | |
| Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 312 | 12,786 | 5,242 | *4 |
| Common Wall: 1/2 Wall | | | 1 | -1,130 | -463 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 584 | |
| Public Sewer | | | 1 | 1,298 | 584 | |
| | | | Totals: | 121,011 | 53,863 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 55,263

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-078-00 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. |
|---|---|---|---|---|---|---|---|---|
| EENIGENBURG DONALD G & GLE | EENIGENBURG FAMILY TRUST I | 1 | 05/06/2011 | QC | 09-FAMILY | 2011/03209 | DEED | 0.0 |
| | | 1 | 07/01/1997 | WD | 03-ARM'S LENGTH | 140:164 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46460 MAPLE ST

Owner's Name/Address

DUROCHER MATHEW JON
46460 MAPLE ST
DODGEVILLE MI 49921-9751

Tax Description

P6-11-69 SEC 11 T54N R34W
PART OF W 1/2 OF SEC 11 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25' TH N 52 DEG 1' W 66.62' TH S 37 DEG 59' W 812.75', TH S 52 DEG 1' E 50' TO POB,
TH S 52 DEG 1' E100' TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50' TO POB
KNOWN AS LOT 141 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 66,290 TCV/TFA: 110.48

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 08/06/2020 | 2020-999-344 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/24/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 50.00 | 100.00 | 1.0000 | 0.8165 | 85 | 100 | | 3,470 |
| 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 | 21.75 | 192 | 84 | 3,508 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,508 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,735 | 31,410 | 33,145 | | | 26,334C |
| 2023 | 1,511 | 27,949 | 29,460 | | | 25,080C |
| 2022 | 1,592 | 23,539 | 25,131 | | | 23,886C |
| 2021 | 1,633 | 23,804 | 25,437 | | | 23,123C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1999 CONV | 0 |

Condition: Fair

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | | Avg. |
| X | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 600 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 21
Floor Area: 600
Total Base New : 73,176 E.C.F.
Total Depr Cost: 57,809 X 1.026
Estimated T.C.V: 59,312

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | CPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1999
(11) Heating System: Space Heater
Ground Area = 600 SF Floor Area = 600 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 | Slab | 600 | | |
| | | | Total: | 69,960 | 55,269 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 1,025 |
| Public Sewer | | | 1 | 1,298 | 1,025 |
| Porches | | | | | |
| CPP | | | 24 | 620 | 490 |
| | | | Totals: | 73,176 | 57,809 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 59,312

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-079-00 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. |
|---|---|---|---|---|---|---|---|---|
| KOWALSKI PATRICIA J | KERTTU JOHN | 4,865 | 06/13/2013 | SD | 10-FORECLOSURE | 2013/04188 | DEED | 100.0 |
| | | 29,000 | 04/01/1997 | WD | 03-ARM'S LENGTH | 139:187 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46461 MAPLE ST

Owner's Name/Address

KOTILA REBECCA J
46461 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-70
SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25' TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 812.75' TO POB, TH S 37 DEG 59' W 50' TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50' TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 142 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/07/2020

MAP #:

2024 Est TCV 53,227 TCV/TFA: 43.20

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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
- Waterfront
- Ravine
- Wetland
- Flood Plain

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/20/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 26.59 | 140 | 46 | 1,713 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,713 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 25,834 | 26,614 | | | 15,866C |
| 2023 | 577 | 22,683 | 23,260 | | | 15,111C |
| 2022 | 577 | 19,070 | 19,647 | | | 14,392C |
| 2021 | 720 | 19,323 | 20,043 | | | 13,933C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1917 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 704 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil | | Elec. | |
| | | | Coal | | Steam | |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 1,232
Total Base New : 135,251 E.C.F.
Total Depr Cost: 48,688 X 1.026
Estimated T.C.V: 49,954

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WCP (1 Story) |
| 24 | WPP |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1917
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/80/100/36
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Crawl Space | 704 | | |
| | | | Total: | 125,516 | 45,184 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 761 |
| Porches | | | | | |
| WCP (1 Story) | | | 84 | 3,852 | 1,387 |
| WPP | | | 24 | 1,173 | 422 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 467 |
| Public Sewer | | | 1 | 1,298 | 467 |
| | | | Totals: | 135,251 | 48,688 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 49,954

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-080-00 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. |
|---|---|---|---|---|---|---|---|---|
| JARVI (THOMPSON) ERIN M | JAMES ERIC E | 93,000 | 11/13/2012 | WD | 03-ARM'S LENGTH | 2012/06414 | DEED | 100.0 |
| BREITMOSER JENNIFER A (TOW | JARVI ERIN M | 76,000 | 08/14/2008 | WD | 03-ARM'S LENGTH | 2008/04604 | DEED | 100.0 |
| | | 45,500 | 04/01/2004 | WD | 03-ARM'S LENGTH | 164:462 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46455 MAPLE ST

Owner's Name/Address

JAMES ERIC E
46455 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-71 SEC 11 T54N R34W PART OF W 1/2 SEC 11 D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL SEC 11, 382.25', TH N 52 DEG 1' W 66.62', TH W 37 DEG 59' W 862.75' TO POB, TH S 37 DEG 59' W 85', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 85' TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 144 AND 144-1/2 DODGEVILLE MINE LOCATION. .14 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/13/2012

MAP #:

2024 Est TCV 142,981 TCV/TFA: 116.06

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 07/29/2009 | 09-164 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.14 Acres | | 13000 | 100 | | 1,820 |
| | | | 0.14 Total Acres | | Total Est. Land Value = | | | 1,820 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 910 | 70,581 | 71,491 | | | 50,450C |
| 2023 | 673 | 62,512 | 63,185 | | | 48,048C |
| 2022 | 673 | 52,420 | 53,093 | | | 45,760C |
| 2021 | 840 | 53,284 | 54,124 | | | 44,299C |

| Who | When | What |
|---|---|---|
| LP | 06/02/2009 | DATA ENTER |
| LP | 09/11/2009 | INSPECTED |
| JR | 09/28/2010 | INSPECTED |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1917 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Plaster |

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 19
Floor Area: 1,232
Total Base New : 166,512 E.C.F.
Total Depr Cost: 137,584 X 1.026
Estimated T.C.V: 141,161

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WCP (1 Story) |
| 84 | WCP (1 Story) |

**(17) Garage**

Year Built: 2009
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 95
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1917
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 704 | | | |
| | | | Total: | 136,493 | 110,558 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 2,058 | |
| Porches | | | | | | |
| WCP (1 Story) | | | 84 | 3,852 | 3,120 | |
| WCP (1 Story) | | | 24 | 1,659 | 1,344 | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 19,371 | 18,402 | *9 |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 1,051 | |
| Public Sewer | | | 1 | 1,298 | 1,051 | |
| | | | Totals: | 166,512 | 137,584 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 141,161

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-081-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46444 MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MANNINEN JAMES<br>46429 MAPLE ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 18,955 TCV/TFA: 0.00 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,560 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,560 |

Public Improvements

- 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
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P6-11-72
SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 D/F,
FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25',
TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 972.75', TH S 52 DEG 1' E 50' TO POB,
TH S 52 DEG 1'E 100', TH S 37 DEG 59' W 50' TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50' TO POB KNOWN AS LOT 145 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 780 | 8,698 | 9,478 | | | 5,371C |
| 2023 | 577 | 7,775 | 8,352 | | | 5,116C |
| 2022 | 577 | 6,521 | 7,098 | | | 4,873C |
| 2021 | 720 | 6,628 | 7,348 | | | 4,718C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 61
Floor Area: 0
Total Base New : 36,856 E.C.F.
Total Depr Cost: 16,954 X 1.026
Estimated T.C.V: 17,395

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1950
Car Capacity: 4
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1176
% Good: 46
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | | |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 1176 | 36,856 | 16,954 | *4 |
| | | | Totals: | 36,856 | 16,954 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 17,395

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-082-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46445 MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PEYSER KIM & VALRI<br>44541 BOOTJACK RD<br>LAKE LINDEN MI 49945 | 2024 Est TCV 84,942 TCV/TFA: 63.20 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.24 Acres | | 13000 | 100 | | 3,120 |
| | | | 0.24 Total Acres | | | Total Est. Land Value = | | 3,120 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.97 | 216 | 46 | 2,382 |
| Wood Frame | 23.73 | 240 | 46 | 2,620 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,002 |

Public Improvements

- 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
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P6-11-73 SEC 11 T54N R34W PART OF W 1/2 SEC 11 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25' TH N 52 DEG 1' W 66.62' TH S 37 DEG 59' W 922.75' TO POB TH S 37 DEG 59' W 100' TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 100', TH S 52 DEG 1' E/100' TO POB KNOWN AS LOTS 144 1/2 & 146 DODGEVILLE MINE LOCATION. .24 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,560 | 40,911 | 42,471 | | | 34,599C |
| 2023 | 1,154 | 36,019 | 37,173 | | | 32,952C |
| 2022 | 1,154 | 30,351 | 31,505 | | | 31,383C |
| 2021 | 1,440 | 30,667 | 32,107 | | | 30,381C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1916 | 1977 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 64
Floor Area: 1,344
Total Base New : 166,388 E.C.F.
Total Depr Cost: 74,873 X 1.026
Estimated T.C.V: 76,820

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 84 | WGEP (1 Story) |
| 21 | CPP |
| 32 | WPP |
| 36 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1916
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 768 | | |
| | | | Total: | 147,117 | 66,202 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 951 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,143 |
| Porches | | | | | |
| WGEP (1 Story) | | | 84 | 7,698 | 3,464 |
| WPP | | | 32 | 1,484 | 668 |
| WCP (1 Story) | | | 36 | 2,296 | 1,033 |
| CPP | | | 21 | 542 | 244 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 584 |
| Public Sewer | | | 1 | 1,298 | 584 |
| | | | Totals: | 166,388 | 74,873 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 76,820

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-083-00 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 |
|---|---|---|---|---|---|---|
| 46428 MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MANNINEN-LUSE MELISSA M<br>8026 LOVEJOY RD<br>PERRY MI 48872 | 2024 Est TCV 1,495 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,495 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,495 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | 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 |

Tax Description

P6-11-73A
SEC 11 T54N R34W PT OF THE NE 1/4 OF SW 1/4 OF SEC 11 D/FFROM CENTER OF SEC 11 GO N 4 DEG 13' 30" E ALG THE C/L OF SD SEC 11, TH N 52 DEG 01' W 66.62', TH S 37 DEG 59' W 1022.75'TH S 52 DEG 01' E 50" TO POB, TH S 52 DEG 01' E 100', TH S 37 DEG 59' W 150', TH N 52 DEG 01' W 100',TH N 37 DEG 59' E150' TO POB
AKA LOT 151 OF DODGEVILLE MINE LOC

Comments/Influences

| Who | When | What |
|---|---|---|

| 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 |
| 2021 | 690 | 0 | 690 | | | 690S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-084-00 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**

46436 MAPLE ST

**Owner's Name/Address**

WALTANEN MELVIN
46436 MAPLE ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-73A1 SEC 11 T54N R34W A PARCEL OF LAND NE 1/4 OF SW 1/4 OF SEC11 D/F, COM AT THE CENTER OF SEC 11, GO N 4 DEG 13' 30" E ALONG THE CL 382.25', TH N 52 DEG 01' W 66.62', TH S 37 DEG 59' W 1022.75', TH S 52 DEG 01' E 50' TOPOB, TH S 52 DEG 01' E 100', TH S 37 DEG 59' W 50', TH N 52 DEG 01' E 100', TH N 37 DEG 59' E 50' TO POB AKA
LOT 147 DODGEVILLE MINE LOCATION. .11 ACRE

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/19/1994
MAP #:
2024 Est TCV 110,976 TCV/TFA: 73.40

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|
| 2024 | 748 | 54,740 | 55,488 | | | 12,386C |
| 2023 | 553 | 48,682 | 49,235 | | | 11,797C |
| 2022 | 553 | 40,821 | 41,374 | | | 11,236C |
| 2021 | 690 | 41,503 | 42,193 | | | 10,878C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1978 | 0 |

Condition: Average

Room List

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | 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 Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Plywood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 1008 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 39
Floor Area: 1,512
Total Base New : 174,926 E.C.F.
Total Depr Cost: 106,707 X 1.026
Estimated T.C.V: 109,481

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1978
(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 1008 SF Floor Area = 1512 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 | Pine Logs | Basement | 1,008 | | |
| | | | Total: | 172,330 | 105,123 |

Other Additions/Adjustments

| Water/Sewer | | | |
|---|---|---|---|
| Public Water | 1 | 1,298 | 792 |
| Public Sewer | 1 | 1,298 | 792 |
| | Totals: | 174,926 | 106,707 |

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 109,481

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-085-00 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 | 03/01/1999 | WD | 03-ARM'S LENGTH | 146:418 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46428 MAPLE ST

Owner's Name/Address

MANNINEN-LUSE MELISSA M
8026 LOVEJOY RD
PERRY MI 48872

Tax Description

P6-11-73A2
SEC 11 T54N R34W PART OF NE 1/4 OF SW 1/4 D/F, COM AT CENT OF SEC 11, TH N 04 DEG 13' 30" E ALONG C/L OF SEC 11 382.25', TH N 52 DEG01' W 66.62', TH S 37 DEG 59' W 1072.75'TH S 52 DEG 01' E 50' TO POB, TH S 52 DEG 01' E 100', TH S 37 DEG 59' E 50',TH N 52 DEG 01' W 100', TH N 37 DEG 59' E 50'TO POB
LOT 149 OF DODGEVILLE MINE LOC.115 ACRE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 25,109 TCV/TFA: 37.36

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 50.00 | 100.00 | 1.0000 | 0.8165 | 85 | 100 | | 3,470 |
| 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 | 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 |
|---|---|---|---|---|---|---|
| 2024 | 1,735 | 10,820 | 12,555 | | | 8,952C |
| 2023 | 553 | 10,493 | 11,046 | | | 8,526C |
| 2022 | 553 | 8,831 | 9,384 | | | 8,120C |
| 2021 | 690 | 8,940 | 9,630 | | | 7,861C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1970 | 0 |

Condition: Fair

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 40
Floor Area:
Total Base New : 55,232 E.C.F.
Total Depr Cost: 19,956 X 1.026
Estimated T.C.V: 20,475

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 128 | WGEP (1 Story) |
| 60 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 1970
(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 | Siding | Comp.Shingle | 672 | | | |
| | | | Total: | 44,848 | 15,698 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 128 | 8,468 | 3,472 | *4 |
| Deck | | | | | | |
| Treated Wood | | | 60 | 1,916 | 786 | *4 |
| | | | Totals: | 55,232 | 19,956 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 20,475

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-086-00 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. |
|---|---|---|---|---|---|---|---|---|
| OLLIKAINEN VICTOR ALLEN | ANZALONE JERRY | 47,500 | 09/11/2009 | WD | 03-ARM'S LENGTH | 2009/05618 | DEED | 100.0 |
| OLLIKAINEN VICTOR JR | OLLIKAINEN VICTOR JR, WALI | 1 | 08/29/2009 | QC | 21-NOT USED/OTHER | 2009/05617 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46437 MAPLE ST

Owner's Name/Address

ANZALONE JERRY
1170 3RD ST
LOS OSOS CA 93402

Tax Description

P6-11-74 SEC 11 T54N R34W PART OF W 1/2 SEC 11 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25' TH N 52 DEG 1' W 66.62' TH S 37 DEG 59' W 1022.75' TO POB, TH S 37 DEG 59' W 50' TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50' TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 148 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 84,891 TCV/TFA: 63.16

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/11/2009 | DATA ENTER |
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| 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 | 23.97 | 216 | 46 | 2,382 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,382 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 748 | 41,698 | 42,446 | | | 30,266C |
| 2023 | 553 | 37,289 | 37,842 | | | 28,825C |
| 2022 | 553 | 31,337 | 31,890 | | | 27,453C |
| 2021 | 690 | 31,767 | 32,457 | | | 26,576C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1913 | 1960 |

Condition: Fair

Room List

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Plaster |
| X | Wood |

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 49
Floor Area: 1,344
Total Base New : 154,824 E.C.F.
Total Depr Cost: 78,961 X 1.026
Estimated T.C.V: 81,014

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WCP (1 Story) |
| 70 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1913
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 768 | | |
| | | | Total: | 147,117 | 75,030 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WCP (1 Story) | | | 70 | 3,452 | 1,761 |
| WCP (1 Story) | | | 24 | 1,659 | 846 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 662 |
| Public Sewer | | | 1 | 1,298 | 662 |
| | | | Totals: | 154,824 | 78,961 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 81,014

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-087-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46429 MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MANNINEN ROY E & JAMES R<br>46429 MAPLE ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 75,306 TCV/TFA: 56.03 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,495 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,495 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| 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 |

Tax Description

P6-11-75 SEC 11 T54N R34W PART OF W 1/2 SEC 11 D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL SEC 11, 382.25' TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 1072.75' TO POB, TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 150DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 748 | 36,905 | 37,653 | | | 18,513C |
| 2023 | 553 | 32,410 | 32,963 | | | 17,632C |
| 2022 | 553 | 27,175 | 27,728 | | | 16,793C |
| 2021 | 690 | 27,625 | 28,315 | | | 16,257C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1917 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 104
Floor Area: 1,344
Total Base New : 180,084 E.C.F.
Total Depr Cost: 71,941 X 1.026
Estimated T.C.V: 73,811

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | CPP |
| 56 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1940
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: 0
Area: 576
% Good: 41
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1917
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/90/100/100/40.5
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 768 | | | |
| | | | Total: | 147,117 | 59,581 | |
| Other Additions/Adjustments | | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 856 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 56 | 5,870 | 2,166 | *4 |
| CPP | | | 24 | 620 | 254 | *4 |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 21,767 | 8,032 | *4 |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 526 | |
| Public Sewer | | | 1 | 1,298 | 526 | |
| | | | Totals: | 180,084 | 71,941 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 73,811

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-088-00 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. |
|---|---|---|---|---|---|---|---|---|
| MICHAUD ADAM | LOEW LAURIE E & BENJAMIN A | 100,000 | 05/21/2021 | WD | 03-ARM'S LENGTH | 2021/03472 | PROPERTY TRANSFER | 100.0 |
| IRLWEG KAREN R ESTATE | MICHAUD MARK & DANA & ADAN | 26,500 | 08/08/2014 | PTA | 03-ARM'S LENGTH | 2014/04125 | DEED | 100.0 |
| | | 24,000 | 12/01/1999 | WD | 03-ARM'S LENGTH | 149:502 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46425 MAPLE ST

Owner's Name/Address

LOEW LAURIE E
4700 POWELL RD
KEWADIN MI 49648

Tax Description

P6-11-76
SEC 11 T54N R34W
PART OF W 1/2 SEC 11 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11 382.25', TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 1122.77' TO POB, TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100' TH N 37 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 152 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 111,631 TCV/TFA: 83.06

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- 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

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2001 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * 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 |

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 |
|---|---|---|---|---|---|---|
| 2024 | 2,001 | 53,815 | 55,816 | | | 46,183C |
| 2023 | 1,797 | 47,871 | 49,668 | | | 43,984C |
| 2022 | 1,715 | 40,175 | 41,890 | | | 41,890S |
| 2021 | 690 | 36,976 | 37,666 | | 37,666R | 33,942C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1917 | 2021 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 36
Floor Area: 1,344
Total Base New : 162,137 E.C.F.
Total Depr Cost: 103,768 X 1.026
Estimated T.C.V: 106,466

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | WCP (1 Story) |
| 70 | WCP (1 Story) |
| 168 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1917
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 768 | | |
| | | | Total: | 147,117 | 94,155 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,418 |
| Porches | | | | | |
| WCP (1 Story) | | | 70 | 3,452 | 2,209 |
| WCP (1 Story) | | | 24 | 1,659 | 1,062 |
| Deck | | | | | |
| Treated Wood | | | 168 | 3,535 | 2,262 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 831 |
| Public Sewer | | | 1 | 1,298 | 831 |
| | | | Totals: | 162,137 | 103,768 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 106,466

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-089-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 8,000 | 07/01/2004 | WD | 03-ARM'S LENGTH | 165:263 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46420 MAPLE ST

Owner's Name/Address

PESOLA ALBERT & FLORENCE ETAL
46420 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-77 SEC 11 T54N R34W PART OF W 1/2 SEC 11 D/F, FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG 1' W 66.62'TH W 37 DEG 59' W 1172.75', TH S 52 DEG 1' E 50' TO POB, TH S 52 DEG 1' E 100', TH S 37 DEG 59' W 50' TH N 52 DEG 1' W 100' TH N 37 DEG 59' E 50' TO POB. AKA LOT 153 & LOT 155 LESS W 15'.12 AC M/L DODGEVILLE MINE LOCATION 165/263

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/11/2019

MAP #:

2024 Est TCV 159,899 TCV/TFA: 135.97

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/06/2009 | DATA ENTER |
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| 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 | 25.69 | 96 | 46 | 1,134 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,134 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 748 | 79,202 | 79,950 | | | 50,164C |
| 2023 | 553 | 70,116 | 70,669 | | | 47,776C |
| 2022 | 553 | 58,830 | 59,383 | | | 45,501C |
| 2021 | 690 | 59,764 | 60,454 | | | 44,048C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2004 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Plaster | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1176 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | Extra Toilet |
| 1 | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| 1 | Exterior 1 Story |
| | Exterior 2 Story |
| 1 | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| 1 | Direct-Vented Gas |

Class: CD
Effec. Age: 9
Floor Area: 1,176
Total Base New : 168,864 E.C.F.
Total Depr Cost: 153,285 X 1.026
Estimated T.C.V: 157,270

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | Treated Wood |

**(17) Garage**

Year Built: 2004
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: 468
% Good: 89
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 2004
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 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 | Crawl Space | 1,176 | | | |
| | | | Total: | 132,810 | 120,858 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| Extra Toilet | | | 1 | 1,250 | 1,137 | |
| Extra Sink | | | 1 | 762 | 693 | |
| Vent Fan | | | 1 | 201 | 183 | |
| Deck | | | | | | |
| Treated Wood | | | 96 | 2,391 | 2,176 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 468 | 21,116 | 18,793 | *8 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,339 | |
| Door Opener | | | 1 | 535 | 476 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 1,181 | |
| Public Sewer | | | 1 | 1,298 | 1,181 | |
| Fireplaces | | | | | | |
| Exterior 1 Story | | | 1 | 5,586 | 5,083 | |
| Prefab 1 Story | | | 1 | 2,142 | 1,949 | |
| Direct-Vented Gas | | | 1 | 2,103 | 1,914 | |
| | | | Totals: | 168,864 | 153,285 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 157,270

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-090-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46419 MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 03/23/2001 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| BATES MICHAEL J<br>46419 MAPLE ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 77,990 TCV/TFA: 63.30 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.12 Acres | | 13000 | 100 | | 1,495 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 1,495 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| 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 |

Tax Description

P6-11-78
SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 T54N R34W D/F,
FROM CEN OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25',
TH N 52 DEG 1' W 66.62' TH S 37 DEG 59' W 1172.75' TO POB,
TH S 37 DEG 59' W 50', TH N 52 DEG 1' W 100', TH N 30 DEG 59' E 50', TH S 52 DEG 1' E 100' TO POB
KNOWN AS LOT 154 DODGEVILLE MINE LOCATION. .12 A.

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 748 | 38,247 | 38,995 | | | 13,930C |
| 2023 | 553 | 33,600 | 34,153 | | | 13,267C |
| 2022 | 553 | 28,177 | 28,730 | | | 12,636C |
| 2021 | 690 | 28,640 | 29,330 | | | 12,233C |

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1920 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Hardwood
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 59
Floor Area: 1,232
Total Base New : 168,279 E.C.F.
Total Depr Cost: 74,557 X 1.026
Estimated T.C.V: 76,495

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 25 | Treated Wood |

**(17) Garage**

Year Built: 1970
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: 0
Area: 918
% Good: 41
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1920
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 704 | | | |
| | | | Total: | 136,493 | 61,421 | |
| Other Additions/Adjustments | | | | | | |
| Deck | | | | | | |
| Treated Wood | | | 25 | 1,134 | 465 | *4 |
| Garages | | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 918 | 30,514 | 12,511 | *4 |
| Common Wall: 1 Wall | | | 1 | -2,458 | -1,008 | |
| Water/Sewer | | | | | | |
| Public Water | | | 1 | 1,298 | 584 | |
| Public Sewer | | | 1 | 1,298 | 584 | |
| | | | Totals: | 168,279 | 74,557 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 76,495

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-091-00 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. |
|---|---|---|---|---|---|---|---|---|
| OLDENHOFF JAMES D & CARRIE | HEIKKINEN JESSE C & KAREN | 71,000 | 05/13/2007 | WD | 03-ARM'S LENGTH | 167:1226 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46413 MAPLE ST

**Owner's Name/Address**

HEIKKINEN JESSE C & KAREN M
46413 MAPLE ST
DODGEVILLE MI 49921-9754

**Taxpayer's Name/Address**

HEIKKINEN JESSE C & KAREN M
628 W WATER ST
HANCOCK MI 49930

**Tax Description**

P6-11-79 SEC 11 T54N R34W PART OF W 1/2 SEC 11 T54N R34W D/F, FROMCEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG 1' W 66.62', TH S 37 DEG 59' W 1222.75' TO POB; TH S 37 DEG 59' W 50'; TH N 52 DEG 01' W 100'; TH N 37 DEG 59' E 50';TH S 52 DEG 01' E 100' TO POB. AKA LOT 156 DODGEVILLE MINE LOCATION .12 A M/L 154/839 167/1226

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 128,712 TCV/TFA: 99.93

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| 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 |

| Who | When | What |
|---|---|---|
| JR | 09/29/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|
| Metal Prefab | 17.00 | 140 | 46 | 1,095 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,095 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 748 | 63,608 | 64,356 | | | 44,234C |
| 2023 | 553 | 56,392 | 56,945 | | | 42,128C |
| 2022 | 553 | 47,320 | 47,873 | | | 40,122C |
| 2021 | 690 | 48,060 | 48,750 | | | 38,841C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1912 | 1975 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | X | Plaster |
| X | 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**

| | |
|---|---|
| X | Drywall |
| X | Tile |

**(7) Excavation**

Basement: 736 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 19
Floor Area: 1,288
Total Base New : 151,762 E.C.F.
Total Depr Cost: 122,926 X 1.026
Estimated T.C.V: 126,122

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 50 | WGEP (1 Story) |
| 64 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1912
(11) Heating System: Forced Air w/ Ducts
Ground Area = 736 SF Floor Area = 1288 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 736 | | |
| | | | Total: | 141,824 | 114,877 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 50 | 5,404 | 4,377 |
| Deck | | | | | |
| Treated Wood | | | 64 | 1,938 | 1,570 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 1,051 |
| Public Sewer | | | 1 | 1,298 | 1,051 |
| | | | Totals: | 151,762 | 122,926 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 126,122

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-092-00 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. |
|---|---|---|---|---|---|---|---|---|
| SAARI RONALD O JR & DARLEN | ARO HEATHER L & BUTKOVICH | 66,000 | 06/09/2005 | WD | 03-ARM'S LENGTH | 167:1510 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46407 MAPLE ST

Owner's Name/Address

ARO HEATHER & BUTKOVICH DARON
46407 MAPLE ST
DODGEVILLE MI 49921

Taxpayer's Name/Address

ARO HEATHER & BUTKOVICH DARON
1203 AGATE ST
HOUGHTON MI 49931

Tax Description

P6-11-80 SEC 11 T54N R34W. PT OF W 1/2 OF SEC 11 D/F; FROM CENTER OF SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11 382.25'; TH N 52 DEG 1' W 66.62'; TH S 37 DEG 59' W 1272.75' TO POB; TH S 37 DEG 59' W 50'; TH N 52 DEG 1' W 100'; TH N 37 DEG 59' E 50'; TH S 52 DEG 1' E 100' TO POB AKA LOT 158 DODGEVILLE MINE LOCATION

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 117,928 TCV/TFA: 95.72

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 04/28/2009 | DATA ENTER |
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| 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 | 23.32 | 280 | 46 | 3,004 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,004 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 748 | 58,216 | 58,964 | | | 41,685C |
| 2023 | 553 | 51,774 | 52,327 | | | 39,700C |
| 2022 | 553 | 43,504 | 44,057 | | | 37,810C |
| 2021 | 690 | 44,111 | 44,801 | | | 36,603C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

Room List

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 4 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | X | Plaster |
| X | 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: Linoleum
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Plaster |

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| 1 | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,232
Total Base New : 155,708 E.C.F.
Total Depr Cost: 110,555 X 1.026
Estimated T.C.V: 113,429

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 70 | WCP (1 Story) |
| 24 | WPP |

**(17) Garage**

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: 0
Mech. Doors: 1
Area: 216
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 704 | | |
| | | | Total: | 136,493 | 96,911 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WCP (1 Story) | | | 70 | 3,452 | 2,451 |
| WPP | | | 24 | 1,173 | 833 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 922 |
| Public Sewer | | | 1 | 1,298 | 922 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 216 | 11,994 | 8,516 |
| | | | Totals: | 155,708 | 110,555 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 113,429

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-093-00 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

46399 MAPLE ST

Owner's Name/Address

GARNELL LOUIS R & KAYE M
46399 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-81 SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 54N R34W D/F, FROM CEN SEC 11 GO N 4 DEG 13' 30" E ALONG CL OF SEC 11, 382.25', TH N 52 DEG1' W 66.62', TH S 37 DEG 59' W 1322.75' TO POB, TH S 37 DEG 59' W 83', TH N 52 DEG 1' W 100', TH N 37 DEG 59' E 83', TH S 52 DEG 1' E 100' TO POB KNOWN AS LOT 160 DODGEVILLE MINE LOCATION. .19 ACRE
ALSO COM DW 1/4 COR OF SEC 11, TH E 1963' TH S 706.92' TO 1/2" IRON ROD ON E'LY ROW OF MAPLE ST DODGEVILLE; TH S 51 DEG 53' 03" E 146.79' TO POB; TH S 51 DEG 03" E 100'; TH S 02 DEG 20' 38" 159.63'; TH N 51 DEG 53' 03" W 199.29; TH N 38 DEG 06' 57" E 125' TO POB.
0.43 A. M/L 165/711

Comments/Influences

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 166,455 TCV/TFA: 135.11

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- 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

| Who | When | What |
|---|---|---|
| LP | 07/27/2009 | DATA ENTER |
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.56 Acres | | 13000 | 100 | | 7,241 |
| | | | 0.56 Total Acres | | Total Est. Land Value = | | | 7,241 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.97 | 216 | 46 | 2,382 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,382 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,621 | 79,607 | 83,228 | | | 45,946C |
| 2023 | 2,678 | 70,661 | 73,339 | | | 43,759C |
| 2022 | 2,678 | 59,326 | 62,004 | | | 41,676C |
| 2021 | 3,342 | 60,218 | 63,560 | | | 40,345C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1915 | 1979 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| 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 |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 24
Floor Area: 1,232
Total Base New : 201,013 E.C.F.
Total Depr Cost: 152,858 X 1.026
Estimated T.C.V: 156,832

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | CCP (1 Story) |
| 238 | Treated Wood |
| 48 | Brzwy, FW |

**(17) Garage**

Year Built: 1979
Car Capacity:
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: 880
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1915
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 704 | | |
| | | | Total: | 136,493 | 103,734 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,607 |
| Porches | | | | | |
| CCP (1 Story) | | | 48 | 1,308 | 994 |
| Deck | | | | | |
| Treated Wood | | | 238 | 4,443 | 3,377 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 880 | 32,771 | 24,906 |
| Common Wall: 1/2 Wall | | | 1 | -1,314 | -999 |
| Door Opener | | | 1 | 535 | 407 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Door Opener | | | 1 | 535 | 407 |
| Base Cost | | | 216 | 11,994 | 9,115 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 986 |
| Public Sewer | | | 1 | 1,298 | 986 |
| Built-Ins | | | | | |
| Sauna | | | 1 | 5,205 | 3,956 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,598 |
| Breezeways | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-094-00 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 | 05/01/2000 | WD | 03-ARM'S LENGTH | 151:329 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46396 MAPLE ST

**Owner's Name/Address**

HILTUNEN ELIZABETH J &
HANNER KEVIN & JEFFREY
46396 MAPLE ST
DODGEVILLE MI 49921

**Tax Description**

SEC 11 T54N R34W
PART OF W 1/2 OF SEC 11 D/F, FROM AN IRON PIPE MARKING CEN OF SEC 11 GO N 4 DEG 13' E ALONG CL OF SEC 11, 382.25',THN 52 DEG 1' W 66.62', TH S 37 DEG 59' W 1322.75', TH S 52 DEG 1' E 50' TO POB OF PARCEL OF LAND TO BE CONVEYED & DESC, FROM SUCH POB GO TH S 50 DEG 1' E 100",
TH S 37 DEG 59' W 50',
TH N 52 DEG 1' W 100',
TH N 37 DEG 59' E 50' TO POB
BEING LOT 159 OF DODGEVILLE MINE LOC. .12 A
AND
SEC 11 T54N R34W
COM @ CENTER SEC 11; N 4 DEG 13'30" E 382.25'; TH N 52 DEG 1' W 66.62'; TH S 37 DEG 59' W 1372.75'; TH S 52 DEG 1' E 50'
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #: P6-11-82
2024 Est TCV 191,192 TCV/TFA: 120.70

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[X] Improved [ ] Vacant

| | Public Improvements |
|---|---|
| | 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 |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 50.00 | 100.00 | 0.9036 | 0.8165 | 85 | 100 | | 3,136 |
| INTERIOR | 33.00 | 100.00 | 0.9036 | 0.8165 | 85 | 100 | | 2,070 |
| 83 Actual Front Feet, 0.19 Total Acres | | | | | | | Total Est. Land Value = | 5,205 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 15.28 | 54 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 2,603 | 92,993 | 95,596 | | | 54,346C |
| 2023 | 2,266 | 82,500 | 84,766 | | | 51,759C |
| 2022 | 553 | 69,189 | 69,742 | | | 48,973C |
| 2021 | 690 | 70,334 | 71,024 | | | 47,409C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: TRI-LEVEL

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Average

**Room List**
Basement
7 1st Floor
2nd Floor
3 Bedrooms

**(1) Exterior**
X Wood/Shingle
Aluminum/Vinyl
Brick

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
Patio Doors
X Storms & Screens

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable Hip Flat | | Gambrel Mansard Shed |

X Asphalt Shingle

Chimney: Brick

**(3) Roof (cont.)**
Eavestrough
X Insulation
0 Front Overhang
0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: Solid X H.C.

**(5) Floors**
Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**
Basement: 1048 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**
Conc. Block
Poured Conc.
Stone
Treated Wood
X Concrete Floor

**(9) Basement Finish**
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

**(10) Floor Support**
Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas Wood | | Oil Coal | | Elec. Steam |

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

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
2 Fixture Bath
Softener, Auto
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:

**(15) Built-ins**
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

**(15) Fireplaces**
1 Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 19
Floor Area: 1,584
Total Base New : 251,489 E.C.F.
Total Depr Cost: 181,274 X 1.026
Estimated T.C.V: 185,987

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 132 | WGEP (1 Story) |
| 140 | Treated Wood |

**(17) Garage**
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: 0
Mech. Doors: 0
Area: 92
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1048 SF Floor Area = 1584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Tri-Level | Siding | Basement | 1,048 | | | *7 |
| 0.5 Story | Siding | Overhang | 24 | | | |
| | | | Total: | 201,464 | 145,757 | |
| Other Additions/Adjustments | | | | | | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 132 | 11,374 | 8,076 | *7 |
| Deck | | | | | | |
| Treated Wood | | | 140 | 3,209 | 2,278 | *7 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,866 | |
| Base Cost | | | 92 | 5,109 | 3,627 | *7 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 24,278 | 17,237 | *7 |
| 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: | 251,489 | 181,274 | |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 185,987

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-095-00 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 | 05/01/2000 | WD | 03-ARM'S LENGTH | 151:329 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

MAPLE ST

Owner's Name/Address

HILTUNEN ELIZABETH J &
HANNER KEVIN & JEFFREY
46396 MAPLE ST
DODGEVILLE MI 49921

Tax Description

P6-11-83 SEC 11 T54N R34W PART OF NE 1/4 OF SW 1/4 SEC 11 D/F, COM AT CEN POST OF SEC 11 POB,
TH N 87 DEG 32' W ALONG CL 281.37', TH S 37 DEG 59' W 28.74', TH S 52 DEG 01' E 100', TH S 37 DEG 59' W 350',TH N 52 DEG 01' W 100'TH S 37 DEG 59' W 112.75', TH S 52 DEG 01' E 100', TH S 37 DEG 59' W 300' TH N52 DEG 01'W 100',TH S 37 DEG 59'W 130.25TH N 52 DEG 01' W 266', TH N 47 DEG 52' 11" W 66.15';TH N 60 DEG 08'W 510.14' TH S 01 DEG 55'56" E 961' TO 1/16 COR; TH S 88 DEG 08'44" E 1489.08' TO 1/16 COR; TH N 04 DEG 16'16" E 1264.24' TO POB
EXC P6-11-23A, P6-11-83A, P6-11-83B, P6-11-83A1, & P6-11-82.
ALSO EXC 9.76 A SOLD TO HOUGHTON CO RD COMM ON L63 PG 789 & PG 790. 11.31 A M/L 151/329 165/957

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 57,049 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 11.310 Acres | | 4,257 | 100 | | 48,144 |
| | | | 11.31 Total Acres | | Total Est. Land Value = | | | 48,144 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,072 | 4,453 | 28,525 | | | 11,270C |
| 2023 | 17,310 | 4,061 | 21,371 | | | 10,734C |
| 2022 | 17,310 | 3,556 | 20,866 | | | 10,223C |
| 2021 | 19,524 | 3,564 | 23,088 | | | 9,897C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 17
Floor Area: 0
Total Base New : 10,915 E.C.F.
Total Depr Cost: 9,059 X 0.983
Estimated T.C.V: 8,905

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 240
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 240 | 10,915 | 9,059 |
| | | | Totals: | 10,915 | 9,059 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 8,905

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-095-25 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. |
|---|---|---|---|---|---|---|---|---|
| SAARI RONALD O JR & DARLEN | KERR JIM & NELL | 116,500 | 01/04/2017 | WD | 03-ARM'S LENGTH | 2017/00105 | PROPERTY TRANSFER | 100.0 |
| | | 8,000 | 08/01/2004 | WD | 03-ARM'S LENGTH | 165:957 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46454 MAPLE ST

**Owner's Name/Address**

KERR JAMES H & NELL P
46454 MAPLE ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-83C SEC 11 T54N R34W PART OF TH NE 1/4 OF TH SE 1/4, SD SEC COM @ TH CENTER POST OF SEC & POB;
TH N 87 DEG 32' W CENTER LN 281.37',
TH S 37 DEG 59'W, 28.74',
TH S 52 DEG 01' E 100';
TH S 37 DEG 59' W 350',
TH N 52 DEG 01' W 100',
TH S 37 DEG 59' W 112.75',
TH S 52 DEG 01' E 725',
TH N 4 DEG 16' 16" 875' TO POB. 165/957

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 02/25/2017
MAP #:
2024 Est TCV 223,028 TCV/TFA: 189.65

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/16/2006 | 06-149 | FOUNDATION |
| MOBILE HOME | 04/22/2005 | 05-025 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| X | Sewer |
| X | Electric |
| X | Gas |
| | 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 |

| Who | When | What |
|---|---|---|
| LP | 07/15/2006 | DATA ENTER |
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 100.00 | 100.00 | 0.8277 | 0.8165 | 85 | 100 | | 5,744 |
| INTERIOR | 28.74 | 100.00 | 0.8277 | 0.8165 | 85 | 100 | | 1,651 |
| RATE 1 | | | | 5.604 Acres | 5,811 | 100 | | 32,567 |
| 129 Actual Front Feet, 5.90 Total Acres | | | | | | | Total Est. Land Value = | 39,962 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 2.83 | 1400 | 73 | 2,892 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,892 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 19,981 | 91,533 | 111,514 | | | 73,240C |
| 2023 | 16,172 | 81,078 | 97,250 | | | 69,753C |
| 2022 | 16,346 | 68,078 | 84,424 | | | 66,432C |
| 2021 | 15,566 | 69,092 | 84,658 | | | 64,310C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 2005 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1176 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 9
Floor Area: 1,176
Total Base New : 192,976 E.C.F.
Total Depr Cost: 175,608 X 1.026
Estimated T.C.V: 180,174

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 200 | Vinyl |
| 60 | Treated Wood |

**(17) Garage**

Year Built: 2006
Car Capacity: 2
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 2005
(11) Heating System: Forced Heat & Cool
Ground Area = 1176 SF Floor Area = 1176 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 | 1,176 | | |
| | | | Total: | 155,106 | 141,147 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 3,438 |
| Deck | | | | | |
| Treated Wood | | | 60 | 1,872 | 1,704 |
| Vinyl | | | 200 | 5,310 | 4,832 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 768 | 23,839 | 21,693 |
| Door Opener | | | 1 | 475 | 432 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,298 | 1,181 |
| Public Sewer | | | 1 | 1,298 | 1,181 |
| | | | Totals: | 192,976 | 175,608 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 180,174

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-095-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 500 | 11/01/1995 | WD | 03-ARM'S LENGTH | 133:263 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46408 MAPLE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 01/03/2020 | 2020-999-005 | FOUNDATION |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HANNER WILLIAM J<br>46396 MAPLE ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 24,679 TCV/TFA: 0.00 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.15 Acres | | 13000 | 100 | | 1,950 |
| | | | 0.15 Total Acres | | Total Est. Land Value = | | | 1,950 |

Public Improvements

| | |
|---|---|
| | 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

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-11-83B SEC 11 T54N R34W PARC IN NE 1/4 OF SW 1/4; COM @ CENTER SEC 11;TH N 4 DEG 13'30" E ALG CL 382.25 TH N 52 DEG 1' W 6.62'(TO E ROW); TH S 37 DEG 59' W 1272.75',POB;TH S 52 DEG 1'E 100'; TH S 37 DEG 59' W 50'; TH N 52 DEG 1' W 100'; TH N 37 DEG 59' E 50' TO POB. AKA LOT 157 DODGEVILLE MINE LOCATIOALSO THE W 15' OF LOT 155.

Comments/Influences

| Who | When | What |
|---|---|---|
| LP | 06/10/2009 | DATA ENTER |
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 975 | 11,365 | 12,340 | | | 8,553C |
| 2023 | 721 | 10,072 | 10,793 | | | 8,146C |
| 2022 | 721 | 8,446 | 9,167 | | | 7,759C |
| 2021 | 900 | 8,587 | 9,487 | | | 7,512C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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**

| | | | |
|---|---|---|---|
| X | Plaster | | |

**(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 |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| 1 | Separate Shower |
| | Ceramic Tile Floor |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 0
Total Base New : 28,041 E.C.F.
Total Depr Cost: 22,153 X 1.026
Estimated T.C.V: 22,729

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1998
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 680
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1995
(11) Heating System: No Heating/Cooling
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 | | | 680 | 24,582 | 19,420 |
| Door Opener | | | 1 | 535 | 423 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,155 |
| Public Sewer | | | 1 | 1,462 | 1,155 |
| | | | Totals: | 28,041 | 22,153 |

Notes:
ECF (OLD PLATTED) 1.026 => TCV: 22,729

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-096-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46284 SUPERIOR RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DREW JOHN P & CAROL J<br>19466 HAAPAPURO RD<br>HOUGHTON MI 49931 | 2024 Est TCV 241,856 TCV/TFA: 76.25 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 9.620 | Acres | 4,592 | 100 | | 44,177 |
| | | | 9.62 | Total Acres | | Total Est. Land Value = | | 44,177 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 34.33 | 64 | 35 | 769 |
| Total Estimated Land Improvements True Cash Value = | | | | 769 |

Public Improvements

- [ ] 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
- [X] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

P6-11-83A SEC 11 T54N R34W 9.67 AC M/L PT OF S 1/2 OF SEC 11 D/F, COM AT W 1/4 COR SEC 11, TH E 1963', TH S 706.92'TO A ROD ON E R/W LINE OF CO RD P651 & S R/W LINE OF AN UNNAMED DODGEVILLE ST & POB, TH S 51 DEG 53' 03" E 246.79', TH S 00 DEG 20'38" E 999.81', TH S 89 DEG 39'19" W 424.03', TH N 00 DEG 19'27" E 837.70',TH ON A CURVE TO THE RIGHT LONG CHORD & BEARING N 25 DEG 50'22" E 254.99', TH N 50 DEG 58'58" E 138.97' TO POB. 9.67 AC M/L EXC: COM @ TH W 1/4 COR OF SEC GO E 1963'; TH S 706.92' TO A ROD ON E ROW OF RD P 651 & S ROW OF MAPLE ST IN DODGEVILLE; TH S 51 DEG 53' 03" E 146.79' TO POB; TH S 51 DEG 53' 03"E 100'; TH S 02 DEG 20' 38" 159.63'; TH N 51 DEG 53' 03"W 199.29'; TH N 38 DEG 06' 57" E 125' TO POB. 165/711

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/28/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,089 | 98,839 | 120,928 | | | 77,847C |
| 2023 | 15,747 | 87,562 | 103,309 | | | 74,140C |
| 2022 | 15,747 | 73,445 | 89,192 | | | 70,610C |
| 2021 | 18,296 | 74,640 | 92,936 | | | 68,355C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 8 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1820 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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) |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 34
Floor Area: 1,820
Total Base New : 232,784 E.C.F.
Total Depr Cost: 153,636 X 1.026
Estimated T.C.V: 157,631

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 384
% Good: 66
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1820 SF Floor Area = 1820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 910 | | |
| 1 Story | Siding | Crawl Space | 910 | | |
| | | | Total: | 193,224 | 127,527 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 3,778 | 2,493 |
| Garages | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 384 | 16,593 | 10,951 |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Base Cost | 384 | 16,593 | 10,951 |
| Water/Sewer | | | |
| Public Water | 1 | 1,298 | 857 |
| Public Sewer | 1 | 1,298 | 857 |
| | Totals: | 232,784 | 153,636 |

Notes: DUPLEX
ECF (OLD PLATTED) 1.026 => TCV: 157,631

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

Yr Built 1900 TEMP | Remodeled 0

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1352 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 59
Floor Area: 1,352
Total Base New : 170,142 E.C.F.
Total Depr Cost: 38,284 X 1.026
Estimated T.C.V: 39,279

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/50/100/22.5
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,352 | | |
| | | | Total: | 170,142 | 38,284 |

Other Additions/Adjustments

| | | |
|---|---|---|
| Totals: | 170,142 | 38,284 |

Notes: OLD CHURCH

ECF (OLD PLATTED) 1.026 => TCV: 39,279

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-098-00 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. |
|---|---|---|---|---|---|---|---|---|
| HOUGHTON PORTAGE TWP SCHOO | CHARTER TOWNSHIP OF PORTAC | 20,000 | 10/13/1986 | WD | 03-ARM'S LENGTH | 90/559 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46419 MAIN ST

Owner's Name/Address

CHARTER TWP OF PORTAGE
ICE RINK
47250 GREEN ACRES RD
HOUGHTON MI 49931

Tax Description

P6-11-85 5.61 A M/L SEC 11 T54N R34W PART OF W 1/2 OF SEC 11 D/F, COM AT CEN POST OF SEC 11 GO N 87 DEG 32' W ALONG CL 689.26' TO POB,
TH N 87 DEG 32' W ALG CTRLINE 850.6', TO SUBDIV LINE, TH S 1 DEG 57' W 316.73', TH S 60 DEG 8' E 511.14', TH N 37 DEG 59' E 678.11' TO POB. 7.03 A. M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| OTHER | 04/26/2022 | 2022-031-048 | FOUNDATION |
| PUBLIC RESTROOM | 05/23/2019 | 2019-010-006 | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| X | Street Lights |
| X | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 850.60 | 360.00 | 0.4247 | 1.0000 | 188 | 100 | | 67,919 |
| 851 Actual Front Feet, 7.03 Total Acres | | | | | | | Total Est. Land Value = | 67,919 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.12 | 9100 | 83 | 23,565 |
| Total Estimated Land Improvements True Cash Value = | | | | 23,565 |

| 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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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| |
|---|
| Recreation SF |
| Living SF |
| Walkout Doors (B) |
| No Floor SF |
| Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 5
Floor Area: 0
Total Base New : 18,032 E.C.F.
Total Depr Cost: 7,213 X 0.854
Estimated T.C.V: 6,160

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 1980
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: 368
% Good: 40
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 1980
(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 | | | 368 | 18,032 | 7,213 | *4 |
| | | | Totals: | 18,032 | 7,213 | |

Notes:
ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 6,160

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Arenas | | | | |
| Year Built | 1996 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Cheap | | | | |
| # of Walls, Perimeter | 4 Wall, 360 | | | | |
| Height | 12 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 120 x 60 = 7200 | | | | |
| Cost New | $ 76,824 | | | | |
| Phy./Func./Econ. %Good | 58/100/100 58.0 | | | | |
| Depreciated Cost | $ 44,558 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.854 | | | | |
| % Good | 58 | | | | |
| Est. True Cash Value | $ 38,052 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 38052 / All Cards: 38052 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Restroom Buildings

Class: C
Floor Area: 256
Gross Bldg Area: 256
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 3
Physical %Good: 88
Func. %Good : 100
Economic %Good: 100

2019 Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 256
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 274.53

Adjusted Square Foot Cost for Upper Floors = 274.53

Total Floor Area: 256 Base Cost New of Upper Floors = 70,280

Reproduction/Replacement Cost = 70,280
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 61,846

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 52,817
Replacement Cost/Floor Area= 274.53 Est. TCV/Floor Area= 206.32

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|
| X | | | | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|
| | | | | | |

| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |
|---|---|---|---|
| | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |
|---|---|---|---|---|---|
| | | | | | |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|
| | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-098-50 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. |
|---|---|---|---|---|---|---|---|---|
| KEVIN'S SELF STORAGE | AMERCO REAL ESTATE COMPANY | 203,303 | 09/10/2014 | WD | 03-ARM'S LENGTH | 2014/04707 | DEED | 100.0 |
| | | 5,000 | 05/01/1995 | WD | 03-ARM'S LENGTH | 130:649 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46553 MAIN ST

Owner's Name/Address

AREC 23 LLC
2727 N CENTRAL AVE
PHOENIX AZ 85004

Tax Description

P6-11-85A SEC 11 T54N R34W FROM CENTER OF SEC 11, GO N 4 DEG 13' 30" E ALONG THE C/L OF SEC 11, 796.53', TH S 61 DEG 59" W 160.33', TH S 46 DEG 48" W 204.20' TO POB. FROM POB GO S 46 DEG 48" W 142.79', TH N 43 DEG 12' W 200', TH N 46 DEG 48 E 142.79', TH S 43 DEG 12' E 200' TO POB. .66 ACRE M/L

Comments/Influences

Class: INDUSTRIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 416,949 TCV/TFA: 34.23

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 06/24/2022 | 2022-031-133 | FOUNDATION |
| STORAGE | 06/24/2022 | 2022-031-131 | FOUNDATION |
| STORAGE | 06/24/2022 | 2022-031-132 | FOUNDATION |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| PG | 12/22/2010 | INSPECTED |
| TH | 01/04/2011 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 142.79 | 200.00 | 1.2937 | 1.0000 | 500 | 100 | | 92,365 |
| 143 Actual Front Feet, 0.66 Total Acres | | | | | | | Total Est. Land Value = | 92,365 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Crushed Rock | 2.29 | 1584 | 69 | 2,503 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,503 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 46,183 | 162,292 | 208,475 | | | 182,030C |
| 2023 | 41,565 | 154,089 | 195,654 | | | 173,362C |
| 2022 | 41,565 | 76,482 | 118,047 | | | 98,994C |
| 2021 | 41,565 | 71,305 | 112,870 | | | 95,832C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLOCK, BY ROAD
Calculator Occupancy: Warehouses - Storage

Class: C
Floor Area: 7,680
Gross Bldg Area: 12,180
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 14
Physical %Good: 65
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built<br>Remodeled |
| | Overall Bldg<br>Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 7680
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 35.96

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 35.96

Total Floor Area: 7,680 Base Cost New of Upper Floors = 276,173

Reproduction/Replacement Cost = 276,173
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0
Total Depreciated Cost = 179,512

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 153,304
Replacement Cost/Floor Area= 35.96 Est. TCV/Floor Area= 19.96

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 1,200
Gross Bldg Area: 12,180
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 2
Physical %Good: 94
Func. %Good : 100
Economic %Good: 100

2022 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1200
Ave. Perimeter: 160
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 160

Base Rate for Upper Floors = 51.34

Adjusted Square Foot Cost for Upper Floors = 51.34

Total Floor Area: 1,200 Base Cost New of Upper Floors = 61,608

Reproduction/Replacement Cost = 61,608
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 57,912

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 49,456
Replacement Cost/Floor Area= 51.34 Est. TCV/Floor Area= 41.21

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Footings | | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 600
Gross Bldg Area: 12,180
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 2
Physical %Good: 94
Func. %Good : 100
Economic %Good: 100

2022 Year Built
Remodeled

Overall Bldg
Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 600
Ave. Perimeter: 140
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 140

Base Rate for Upper Floors = 58.01

Adjusted Square Foot Cost for Upper Floors = 58.01

Total Floor Area: 600 Base Cost New of Upper Floors = 34,806

Reproduction/Replacement Cost = 34,806
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 32,718

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 27,941
Replacement Cost/Floor Area= 58.01 Est. TCV/Floor Area= 46.57

(1) Excavation/Site Prep:

(2) Foundation: Footings

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| | Outlets: | | Fixtures: |
|---|---|---|---|
| | Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 2,700
Gross Bldg Area: 12,180
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 2
Physical %Good: 94
Func. %Good : 100
Economic %Good: 100

2022 Year Built Remodeled

Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2700
Ave. Perimeter: 200
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 200

Base Rate for Upper Floors = 42.16

Adjusted Square Foot Cost for Upper Floors = 42.16

Total Floor Area: 2,700 Base Cost New of Upper Floors = 113,832

Reproduction/Replacement Cost = 113,832
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0
Total Depreciated Cost = 107,002

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 4 = 91,380
Replacement Cost/Floor Area= 42.16 Est. TCV/Floor Area= 33.84

(1) Excavation/Site Prep:

(2) Foundation: Footings

| X | Poured Conc. | | Brick/Stone | | Block |
|---|---|---|---|---|---|

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| | 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-099-00 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

Owner's Name/Address

VVQ LAND HOLDINGS LLC
PO BOX 414
HOUGHTON MI 49931

Tax Description

P6-11-86 SEC 11 T54N R34W
NW 1/4 OF SW 1/4 EXC COM AT W 1/4 POST OF SEC 11, TH S 87°32' E ALG C/L OF SEC 575' TO POB; TH S 87°32' E ALG C/L 329'; TH S 22°00' W 335'; TH N 68°00' W 310'; TH N 22°00' E 225' TO POB. ALSO EXC 9.76 AC SOLD TO HOUGHTON CTY RD COMM ON L63 P789 & P790. ALSO EXC P6-11-86B & ISLE ROYALE EST. & P6-11-86A. 27.34 AC M/L

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 221,963

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| | Improved | X | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| | | |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 22.340 | Acres | 7,365 | 100 | | 164,531 |
| STANDARD COMMERCIAL | | | 5.000 | Acres | 11,486 | 100 | | 57,432 |
| | | | 27.34 | Total Acres | | Total Est. Land Value = | | 221,963 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 110,982 | 0 | 110,982 | | | 12,971C |
| 2023 | 108,968 | 0 | 108,968 | | | 12,354C |
| 2022 | 108,968 | 0 | 108,968 | | | 11,766C |
| 2021 | 109,311 | 0 | 109,311 | | | 11,391C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-099-50 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. |
|---|---|---|---|---|---|---|---|---|
| BRADFORD SHIRLEY M & DEBBI | MISIAK GEOFFREY O & TARA E | 306,500 | 10/04/2021 | OTH | 08-ESTATE | 2021/06410 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46409 GREEN ACRES RD

**Owner's Name/Address**

MISIAK GEOFFREY O & TARA E
46409 GREEN ACRES RD
HOUGHTON MI 49931

**Tax Description**

P6-11-86A SEC 11 T54N R34W THAT PORTION OF NW 1/4 OF SW 1/4 LYING SW'LY OF THE CL OF GREEN ACRES ROAD, EXCEPT PARCELS DEEDED TO HOUGHTON COUNTYROAD COMMISSION ON L 63 P789. ALSO EXC P6-11-87 & P6-11-87B 31 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/18/2021

MAP #:

2024 Est TCV 372,782 TCV/TFA: 190.19

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 09/06/2022 | 2022-010-015 | FOUNDATION |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| X | Water |
| | Sewer |
| X | 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 |

| Who | When | What |
|---|---|---|
| LP | 06/10/2009 | DATA ENTER |
| JR | 09/29/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| MAIN | 28.40 | 0.00 | 1.0000 | 0.0000 | 98 | 100 | | 0 |
| RATE 1 | | | 31.000 Acres | | 2,623 | 100 | | 81,300 |
| 28 Actual Front Feet, 31.00 Total Acres | | | | | | | Total Est. Land Value = | 81,300 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.40 | 120 | 64 | 2,104 |
| Wood Frame | 23.73 | 240 | 95 | 5,410 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,514 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,650 | 145,741 | 186,391 | | | 156,558C |
| 2023 | 30,800 | 133,021 | 163,821 | 163,821M | | 149,103C |
| 2022 | 31,000 | 106,508 | 137,508 | | | 137,508S |
| 2021 | 31,000 | 111,148 | 142,148 | | | 71,529C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 7 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1960 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | 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 |
| X | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| 1 | Public Water |
| | Public Sewer |
| | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 16
Floor Area: 1,960
Total Base New : 343,907 E.C.F.
Total Depr Cost: 288,879 X 0.983
Estimated T.C.V: 283,968

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 564 | CCP (1 Story) |
| 355 | Treated Wood |

**(17) Garage**

Year Built: 1992
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 2
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 400
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1992
(11) Heating System: Heat Pump
Ground Area = 1960 SF Floor Area = 1960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,960 | | |
| | | | Total: | 274,703 | 230,750 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,819 |
| 2 Fixture Bath | | | 1 | 3,042 | 2,555 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,999 |
| Public Water | | | 1 | 1,462 | 1,228 |
| Porches | | | | | |
| CCP (1 Story) | | | 564 | 13,474 | 11,318 |
| Deck | | | | | |
| Treated Wood | | | 355 | 5,904 | 4,959 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | | |
| Base Cost | | | 672 | 29,985 | 25,187 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,824 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,097 |
| Carports | | | | | |
| Aluminum | | | 400 | 5,704 | 4,791 |
| | | | Totals: | 343,907 | 288,879 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 283,968

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-099-60 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. |
|---|---|---|---|---|---|---|---|---|
| | ANDERSON DAVID D & PEGGY I | 9,450 | 07/01/1994 | WD | 03-ARM'S LENGTH | 126:811 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46384 GREEN ACRES RD

**Owner's Name/Address**

ANDERSON DAVID D & PEGGY LEE
46384 GREEN ACRES RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

ANDERSON DAVID D & PEGGY LEE
46384 GREEN ACRES RD
HOUGHTON MI 49931

**Tax Description**

P6-11-86B SEC 11 T54N R34W COM @ 1/4 COR @ CENTER OF SEC 11; TH N 87 DEG 32' W 1539.86' ALG E-W CL OF SD SEC TO NW COR OF PORTAGE TWP SCHL PAR;THS 1 DEG 57' W 316.73' ALG W LINE OF SCHPARC TO SW COR & POB;
TH S 60 DEG 08' W 445';
TH S 60 DEG 52' W 125';
TH N 65 DEG 33'30" W 199.73';
TH N 33 DEG 33'W 175';
TH N 1 DEG 57' E 54' TO POB.
0.94 A M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 02/21/1996
MAP #:
2024 Est TCV 261,256 TCV/TFA: 223.49

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 06/12/2017 | 2017-010-016 | COMPLETE |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | 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 |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/10/1995 | INSPECTED |
| JR | 09/30/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.94 Acres | | 13000 | 100 | | 12,220 |
| | | | 0.94 Total Acres | | | Total Est. Land Value = | | 12,220 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 15.28 | 1671 | 93 | 23,746 |
| Wood Frame | 23.73 | 240 | 95 | 5,410 |
| Total Estimated Land Improvements True Cash Value = | | | | 29,156 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,110 | 124,518 | 130,628 | | | 90,563C |
| 2023 | 4,519 | 114,051 | 118,570 | | | 86,251C |
| 2022 | 4,519 | 100,241 | 104,760 | | | 82,144C |
| 2021 | 5,640 | 99,561 | 105,201 | | | 79,520C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1996 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1169 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1169 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 12
Floor Area: 1,169
Total Base New : 254,186 E.C.F.
Total Depr Cost: 223,683 X 0.983
Estimated T.C.V: 219,880

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 35 | CCP (1 Story) |
| 49 | WGEP (1 Story) |

**(17) Garage**

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: 702
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1996
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1169 SF Floor Area = 1169 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,169 | | |
| | | | Total: | 170,402 | 149,953 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1169 | 41,020 | 36,098 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,204 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,001 |
| Porches | | | | | |
| CCP (1 Story) | | | 35 | 1,106 | 973 |
| WGEP (1 Story) | | | 49 | 5,856 | 5,153 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 702 | 27,919 | 24,569 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,313 |
| Door Opener | | | 1 | 535 | 471 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,287 |
| Public Sewer | | | 1 | 1,462 | 1,287 |
| | | | Totals: | 254,186 | 223,683 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 219,880

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-100-00 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. |
|---|---|---|---|---|---|---|---|---|
| ACCIACCA PROERTIES LLC | NORTHERN LAND SOLUTIONS LI | 60,000 | 01/07/2022 | WD | 03-ARM'S LENGTH | 2022/00502 | DEED | 100.0 |
| HARRIS LAWRENCE A & NANCY | ACCIACCA PROERTIES LLC | 55,000 | 08/13/2021 | WD | 03-ARM'S LENGTH | 2021/05274 | PROPERTY TRANSFER | 100.0 |
| | | 42,867 | 05/01/2004 | WD | 03-ARM'S LENGTH | 164:839 | DEED | 0.0 |
| | | | | | | | | |

Property Address

GREEN ACRES RD

Owner's Name/Address

NORTHERN LAND SOLUTIONS LLC
51790 SUPERIOR RD
ATLANTIC MINE MI 49905

Tax Description

P6-11-23A
SEC 11 T54N R34W A PARCEL OF LAND IN THE SW 1/4 OF NW 1/4 AND PART OF NW 1/4 OF SW 1/4; COM AT W 1/4 COR OF SEC 11 BEING POB.
TH N 01 DEG 13' W ALONG SEC LINE 565.50';
TH E 57.56' TO A PT ON SW'LY R/W OF GREEN ACRES RD;
TH 710.70' ALG SD SW'LY R/W ALG 1220.92' RADIUS CURVE TO LEFT BEARING S 43 DEG 31' 00" E 700.71';
TH ALG R/W S 60 DEG 11' 33" E 141.64';
TH S 20 DEG 00' 00" W 268.31'; TH N 68 DEG 00' 00" W 75.07'; TH S 22 DEG 00' 00" W 411.64'; TH W 335.98';
TH N 00 DEG 03' 25" W (PREV RECORDED AS N 615.03'), 615.06' M/L TO POB.
( LESS R.O.W.) 164/839
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: Township of Portage, County of Houghton, Michigan

Class: INDUSTRIAL-VACANT Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 136,770

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| SECONDARY RD | 0.00 | 565.00 | 1.0000 | 1.0000 | 188 | 100 | | 0 |
| OFF HWY | | | 11.030 Acres | | 12,400 | 100 | | 136,770 |
| | | | 11.03 Total Acres | | Total Est. Land Value = | | | 136,770 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 68,385 | 0 | 68,385 | | | 68,385S |
| 2023 | 68,385 | 0 | 68,385 | | | 68,385S |
| 2022 | 68,385 | 0 | 68,385 | | | 68,385S |
| 2021 | 11,370 | 0 | 11,370 | | | 10,159C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-100-50 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: 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<br>ROYCE RD<br>HANCOCK MI 49930 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 0.12 Acres | | 0 | 100 | | 0 |
| | | | 0.12 Total Acres | | Total Est. Land Value = | | | 0 |

| 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 |

Taxpayer's Name/Address

HOUGHTON CO RD COMMISSION
ROYCE RD
HANCOCK MI 49930

Tax Description

P6-11-87A SEC 11 T54N R34W COM W 1/4 COR, TH S 87 DEG 32' E 749.88'TO POB; TH S 87 DEG 32' E 154.12', TH S 22 DEG 00' W 71.45', TH N 60 DEG 11' 33"W 146.61' TO POB. .12 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/29/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-100-60 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. |
|---|---|---|---|---|---|---|---|---|
| ONTONAGON R E A | MORKIN LLC | 85,000 | 06/03/2013 | WD | 03-ARM'S LENGTH | 2013/03437 | DEED | 100.0 |
| | | 30,100 | 05/01/1992 | WD | 03-ARM'S LENGTH | 116:217 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46491 GREEN ACRES RD

Owner's Name/Address

MORKIN LLC
PO BOX 785
HOUGHTON MI 49931

Tax Description

P6-11-87B SEC 11 T54N R34W COM @ W 1/4 COR OF SEC 11; TH S 87 DEG 32' E 654.58' ALG E-W CL OF SEC 11 TO POB; TH S 22 DEG E 44.18 TO A POINT ON SW'LY ROW OF GREEN ACRES RD;
TH S 60 DEG11' 33" E 237.27' ALG ROW;
TH S 22 DEG W263.55';
TH N 68 DEG W 235';
TH N 22 DEG E 251.61' TO POB. 1.51 A M/L

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 241,008 TCV/TFA: 30.52

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 236.51 | 257.00 | 1.1404 | 1.0254 | 500 | 100 | | 138,282 |
| 237 Actual Front Feet, 1.39 Total Acres | | | | | | | Total Est. Land Value = | 138,282 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 69,141 | 51,363 | 120,504 | | | 82,252C |
| 2023 | 62,227 | 46,005 | 108,232 | | | 78,336C |
| 2022 | 62,227 | 41,270 | 103,497 | | | 74,606C |
| 2021 | 62,227 | 39,411 | 101,638 | | | 72,223C |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Storage

Class: C
Floor Area: 7,896
Gross Bldg Area: 7,896
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght : 10

Depr. Table : 3%
Effective Age : 30
Physical %Good: 40
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg |
| | Height |

Comments:

Construction Cost

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 50%
Heat#2: No Heating or Cooling 50%
Ave. SqFt/Story: 7896
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 35.84

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.49 50%
(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 50%
Combined Heating System adjustment: 2.25 100%
Adjusted Square Foot Cost for Upper Floors = 38.09

Total Floor Area: 7,896 Base Cost New of Upper Floors = 300,719

Reproduction/Replacement Cost = 300,719
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 120,288

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 102,726
Replacement Cost/Floor Area= 38.08 Est. TCV/Floor Area= 13.01

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many | | Average | | Few | | |
| | Above Ave. | | Typical | | None | | |

| | | | |
|---|---|---|---|
| | Total Fixtures | | Urinals |
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Coal | | Hand Fired |
| | Oil | | Stoker | | Boiler |

(11) Electric and Lighting:

| | 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-101-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46217 SUPERIOR RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ROY BONNIE<br>46217 SUPERIOR RD<br>HOUGHTON MI 49931 | 2024 Est TCV 185,788 TCV/TFA: 152.79 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 24 ACRES | | | 24.00 Acres | | 3120 | 100 | | 74,880 |
| | | | 24.00 Total Acres | | | | Total Est. Land Value = | 74,880 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 31.30 | 192 | 41 | 2,464 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,464 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-11-88 SEC 11 T54N R34W N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 & PART OF N 1 /2 OF N 1/2 OF SE 1/4 OF SW 1/4 LYING W OF CNTY RE P 651; AND S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 & PART OF S 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 LYING W OF CNTY RD P-651. 24 A M/L

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 37,440 | 55,454 | 92,894 | | | 39,969C |
| 2023 | 25,440 | 51,370 | 76,810 | 0M | | 0 |
| 2022 | 25,440 | 45,038 | 70,478 | 0M | | 0 |
| 2021 | 24,000 | 45,043 | 69,043 | 0M | | 0 |

| Who | When | What |
|---|---|---|
| JR | 09/29/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Good
Effec. Age: 10
Floor Area:
Total Base New : 148,265 E.C.F.
Total Depr Cost: 110,319 X 0.983
Estimated T.C.V: 108,444

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 104 | WGEP (1 Story) |
| 260 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1993
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: 864
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home 1 Cls Good Blt 0
(11) Heating System: Wall Furnace
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Main Home | Siding | Comp.Shingle | 1216 | | | |
| | | | Total: | 82,713 | 62,861 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 3,838 | 2,917 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,192 | |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,173 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 104 | 8,145 | 5,376 | *6 |
| WGEP (1 Story) | | | 260 | 15,473 | 10,212 | *6 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 864 | 29,186 | 22,181 | |
| Door Opener | | | 1 | 535 | 407 | |
| | | | Totals: | 148,265 | 110,319 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 108,444

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-101-20 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 |
|---|---|---|---|---|---|---|
| 45995 SUPERIOR RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| CARLSON ROBERT A & BETTY A<br>45995 SUPERIOR RD<br>HOUGHTON MI 49931 | 2024 Est TCV 3,900 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | 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 |
| X | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Taxpayer's Name/Address

CARLSON ROBERT A & BETTY A
45995 SUPERIOR RD
HOUGHTON MI 49931

Tax Description

P6-11-88A SEC 11 T54N R34W COMM ON S BDRY OF SEC 11 WHERE IT INTERSECTS W'LY EDGE OF ROW OF CO RD P-651, TH N 58', TH W 225', TH S 58', THE 225' TO POB. CONTAINS .3 ACRES M/L

Comments/Influences

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 0.300 Acres | | 13,000 | 100 | | 3,900 |
| | | | 0.30 Total Acres | | Total Est. Land Value = | | | 3,900 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,950 | 0 | 1,950 | | | 166C |
| 2023 | 1,443 | 0 | 1,443 | | | 159C |
| 2022 | 1,443 | 0 | 1,443 | | | 152C |
| 2021 | 1,800 | 0 | 1,800 | | | 148C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-101-25 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46115 SUPERIOR RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 02/15/2005 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| | 2024 Est TCV 126,961 TCV/TFA: 133.36 | | | | | |

GORDON MARTIN S & BECKY J
46115 SUPERIOR RD
HOUGHTON MI 49931

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 24.500 Acres | | 3,033 | 100 | | 74,300 |
| | | | 24.50 Total Acres | | Total Est. Land Value = | | | 74,300 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.56 | 256 | 41 | 2,473 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,473 |

Taxpayer's Name/Address

GORDON MARTIN S & BECKY J
46115 SUPERIOR RD
HOUGHTON MI 49931

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Tax Description

P6-11-88B SEC 11 T54N R34W A PAR IN SECLL D/F; N 1/2 OF TH S 1/2 OFTH SW 1/4 OF TH SW 1/4 & TH PRT OF TH N 1/2 OF TH S 1/2 OF TH SE 1/4 OF TH SW 1/4 LY W OF CNTY RD P-651. 12.25 AC M/L
AND
P6-11-88A T54N R34W SEC 11 A PAR OF LAND IN SEC 11 D/F;SS 1/2 OF THS 1/2 OF TH SW 1/4 OF TH SW 1/4 & TH PRT OF TH S 1/2 OF TH S 1/2 OF TH SE 1/4 OF TH SW 1/4 LYING W OF CR P-651, EXCEPTING BEG @ A PNT WH S BNDRY INTERSECTS WITH W ECGE OF ROW OF CR P-651; GO N 58'; TH W 225'; TH S TO S BNDRY OF SEC 11; TH E TO POB. 12.25 AC M/L
(24.50 ACRES TOTAL) COMBINED FOR 2013 ROLL PER OWNER

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/29/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 37,150 | 26,331 | 63,481 | | | 24,483C |
| 2023 | 24,700 | 24,424 | 49,124 | | | 23,318C |
| 2022 | 24,700 | 21,425 | 46,125 | | | 22,208C |
| 2021 | 24,700 | 21,388 | 46,088 | | | 21,499C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 10
Floor Area:
Total Base New : 67,176 E.C.F.
Total Depr Cost: 51,056 X 0.983
Estimated T.C.V: 50,188

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | WGEP (1 Story) |
| 64 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home 1 Cls Average Blt 1980
(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Siding | Comp.Shingle | 952 | | |
| | | | Total: | 55,541 | 42,213 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WGEP (1 Story) | | | 80 | 6,260 | 4,758 |
| WGEP (1 Story) | | | 64 | 5,375 | 4,085 |
| | | | Totals: | 67,176 | 51,056 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 50,188

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-102-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 19466 HAAPAPURO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | ADDITION | 07/10/2017 | 2017-031-147 | COMPLETE |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| DREW JOHN P & CAROL J<br>19466 HAAPAPURO RD<br>HOUGHTON MI 49931 | 2024 Est TCV 441,570 TCV/TFA: 287.67 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 24.440 Acres | | 1,860 | 100 | | 45,470 |
| ACREAGE PARCELS | | | 37.880 Acres | | 1,860 | 100 | | 70,474 |
| | | | 62.32 Total Acres | | Total Est. Land Value = | | | 115,944 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 529 | 93 | 4,305 |
| Wood Frame | 26.42 | 144 | 97 | 3,690 |
| Wood Frame | 24.14 | 200 | 97 | 4,683 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,678 |

Public Improvements

- Dirt Road
- X Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P6-11-89 SEC 11 T54N R34W SE 1/4 OF SW 1/4 EXC COM AT 1/4 POST BTWSECS 11 & 14 GO N 87 DEG 21'W 1165.49'TO POB TH N 1 DEG 00'E 150',TH S 89 DEG 00'E 295.01' TH S 1 DEG 00' W 150', TH N 89DEG 00' W 295.01' TO POB, EXC COMM 1963'E 706.92' S OF W 1/4 COR OF SEC 11 TO A PT ON E R/W LINE OF CO RD P651 & S R/W LINE OF AN UNAMED DODGEVILLE ST, TH S 51DEG 53'03"E 246.79',TH S 00 DEG 20'38" E389.81' TO E/W C/L OF SW 1/4 & POB, TH S 00 DEG 20' 38" E 610' M/L, TH S 89 DEG39' 19" W 424.03', TH N 00 DEG 19' 27" E610' M/L, TH E 424.03' M/L TO POB PART OF P6-11-83. ALSO EXC PART OF SE 1/4 OF SW 1/4 LYING W'LY OF CO RD P-651. 24.44 ACRES M/L
AND
P6-11-92A SEC 11 T54N R34W SW 1/4 OF SE 1/4 LESS S 33' BEING CO RD R/W. ALSO EXC COM AT S 1/4 COR; TH S 83 DEG 58'30" E 1068.03' ALG S LN OF SEC TOPOB; TH N 03
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 09/29/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 57,972 | 162,813 | 220,785 | | | 105,933C |
| 2023 | 57,356 | 148,526 | 205,882 | | | 100,889C |
| 2022 | 57,356 | 130,273 | 187,629 | | | 96,085C |
| 2021 | 60,451 | 130,156 | 190,607 | | | 93,016C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1170 S.F.
Crawl: 276 S.F.
Slab: 80 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 7
Floor Area: 1,535
Total Base New : 342,323 E.C.F.
Total Depr Cost: 318,361 X 0.983
Estimated T.C.V: 312,948

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 20 | Treated Wood |
| 282 | Treated Wood |

**(17) Garage**

Year Built: 2005
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: 1296
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1992
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1535 SF Floor Area = 1535 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1+ Story | Siding | Basement | 598 | | |
| 1 Story | Siding | Basement | 572 | | |
| 1 Story | Siding | Crawl Space | 276 | | |
| 1 Story | Siding | Slab | 80 | | |
| 1 Story | Siding | Piers | 9 | | |
| | | | Total: | 214,058 | 199,074 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,428 |
| Water Well, 50 Feet | 1 | 2,629 | 2,445 |
| Deck | | | |
| Treated Wood | 282 | 5,082 | 4,726 |
| Treated Wood | 20 | 894 | 831 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Door Opener | 1 | 535 | 498 |
| Base Cost | 1296 | 45,049 | 41,896 |
| Single Door Insulation | 224 | 1,089 | 1,013 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | |
| Door Opener | 3 | 1,605 | 1,493 |
| Base Cost | 1872 | 65,071 | 60,516 |
| Single Door Insulation | 216 | 1,050 | 976 |
| Local Cost Items | | | |
| PRIVVY | 1 | 500 | 465 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-103-00 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. |
|---|---|---|---|---|---|---|---|---|
| KINNUNEN STEVEN P & NANCY | MISTY MOUNTAIN PROPERTIES, | 270,000 | 09/01/2007 | WD | 03-ARM'S LENGTH | 2007/05580 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46024 SUPERIOR RD

Owner's Name/Address

MISTY MOUNTAIN PROPERTIES LLC
49253 HWY M-26
HANCOCK MI 49930

Tax Description

P6-11-90 SEC 11 T54N R34W PART OF SE 1/4 OF SW 1/4 SEC 11 D/F, COM AT 1/4 POST BET SECS 11 & 14 GO N 87 DEG 21' W 1165.49' TO POB,
TH N 1 DEG 00' E 150',
TH S 89 DEG 00' E 295.01';
TH S 1 DEG 00' W 150',
TH N 89 DEG 00' W 295.01' TO POB. 1.01 A.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 430,411 TCV/TFA: 43.11

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| HWY N END | 150.00 | 295.01 | 1.2779 | 1.0396 | 500 | 100 | | 99,640 |
| 150 Actual Front Feet, 1.02 Total Acres | | | | | | | Total Est. Land Value = | 99,640 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.12 | 300 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 49,820 | 165,386 | 215,206 | | | 200,147C |
| 2023 | 44,838 | 152,794 | 197,632 | | | 190,617C |
| 2022 | 44,838 | 137,101 | 181,939 | | | 181,540C |
| 2021 | 44,838 | 130,903 | 175,741 | | | 175,741S |

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 9 UNIT RENTAL
Calculator Occupancy: Apartment

Class: C
Floor Area: 9,984
Gross Bldg Area: 9,984
Stories Above Grd: 3
Average Sty Hght : 10
Bsmnt Wall Hght : 9

Depr. Table : 3%
Effective Age : 34
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

1913 Year Built Remodeled

20 Overall Bldg Height

Comments:

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Hot Water, Baseboard/Radiato 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 3328
Ave. Perimeter
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 3 Story Height: 10 Perimeter: 0
Overall Building Height: 20

Base Rate for Upper Floors = 91.04

(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 19.80 100%
Adjusted Square Foot Cost for Upper Floors = 110.84

Total Floor Area: 9,984 Base Cost New of Upper Floors = 1,106,627

Reproduction/Replacement Cost = 1,106,627
Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 387,319

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 330,771
Replacement Cost/Floor Area= 110.84 Est. TCV/Floor Area= 33.13

(1) Excavation/Site Prep:

(2) Foundation: | | Footings | X | Poured Conc. | | Brick/Stone | | Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | Many Above Ave. | | Average Typical | | Few None |
|---|---|---|---|---|---|

| | Total Fixtures | | Urinals |
|---|---|---|---|
| | 3-Piece Baths | | Wash Bowls |
| | 2-Piece Baths | | Water Heaters |
| | Shower Stalls | | Wash Fountains |
| | Toilets | | Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |
|---|---|---|---|---|---|

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| | Few | |
| | Average | |
| | Many | |
| | Unfinished | |
| | Typical | |

| | | |
|---|---|---|
| | Flex Conduit | Incandescent |
| | Rigid Conduit | Fluorescent |
| | Armored Cable | Mercury |
| | Non-Metalic | Sodium Vapor |
| | Bus Duct | Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-104-10 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. |
|---|---|---|---|---|---|---|---|---|
| | | 30,000 | 01/01/2002 | WD | 03-ARM'S LENGTH | 157:130 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

19879 FRUE ST

Owner's Name/Address

EKDAHL EDWIN A
19879 FRUE ST
DODGEVILLE MI 49921

Tax Description

P6-11-91A SEC 11 T54 R34W A PARCEL OF LAND IN NE 1/4 OF SE 1/4 COM@ IRON PIN IN CONC SET FOR NW COR OF NE 1/4 , SE 1/4 SEC 11 POB. TH S 87 DEG 32' 30" E 206.85' ALONG N LINE OF NE SE 1/4 TO CENTER OF EXISTING ROAD, TH S 4 DEG 18' 48" E 206.50' ALONG CENTER OF SD RD, TH N 87 DEG 32' 30" W 235.75' TO W LINE OF NE 1/4 OF SE 1/4, TH N 3 DEG 40' 54" E 205.00' ALONG SD W LINE TO POBCONTAINING 1 ACRE.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 66,102 TCV/TFA: 51.64

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/29/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.120 Acres | | 12,679 | 100 | | 14,200 |
| | | | 1.12 Total Acres | | Total Est. Land Value = | | | 14,200 |

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 | 320 | 95 | 3,040 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,040 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,100 | 25,951 | 33,051 | | | 26,146C |
| 2023 | 5,385 | 23,643 | 29,028 | | | 24,901C |
| 2022 | 5,385 | 10,431 | 15,816 | | | 15,816S |
| 2021 | 6,360 | 10,451 | 16,811 | | | 15,440C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1978 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| | | | |
| | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 300 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: Average
Effec. Age: 40
Floor Area:
Total Base New : 99,030 E.C.F.
Total Depr Cost: 34,660 X 0.983
Estimated T.C.V: 34,071

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 200 | WCP (1 Story) |
| 200 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1978
(11) Heating System: Wall Furnace
Ground Area = 1280 SF Floor Area = 1280 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 | Plywood | Comp.Shingle | 980 | | |
| Addition | Siding | Crawl | 300 | | |
| | | Total: | | 79,641 | 27,874 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WCP (1 Story) | | | 200 | 6,984 | 2,444 |
| WCP (1 Story) | | | 200 | 6,984 | 2,444 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 512 |
| Public Sewer | | | 1 | 1,462 | 512 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 874 |
| | | Totals: | | 99,030 | 34,660 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 34,071

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

Yr Built 0 GARAGE | Remodeled 0

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| 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 |
| X | No Heating/Cooling |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

0 Amps Service

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| |
|---|
| Public Water |
| Public Sewer |
| Water Well |
| 1000 Gal Septic |
| 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| |
|---|
| Appliance Allow. |
| Cook Top |
| Dishwasher |
| Garbage Disposal |
| Bath Heater |
| Vent Fan |
| Hot Tub |
| Unvented Hood |
| Vented Hood |
| Intercom |
| Jacuzzi Tub |
| Jacuzzi repl.Tub |
| Oven |
| Microwave |
| Standard Range |
| Self Clean Range |
| Sauna |
| Trash Compactor |
| Central Vacuum |
| Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 0
Total Base New : 21,807 E.C.F.
Total Depr Cost: 15,047 X 0.983
Estimated T.C.V: 14,791

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

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=69/100/100/100/69
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 15,047 |
| | | | Totals: | 21,807 | 15,047 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 14,791

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-104-15 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. |
|---|---|---|---|---|---|---|---|---|
| GESHEL (DUBE) LORI J | MCKENZIE MELISSA A | 130,000 | 06/03/2011 | WD | 32-SPLIT VACANT | 2011/02700 | DEED | 100.0 |
| | | 1 | 12/01/1995 | WD | 03-ARM'S LENGTH | 133:569 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

19925 FRUE ST

**Owner's Name/Address**

MCKENZIE MELISSA A
19925 FRUE ST
DODGEVILLE MI 49921

Class: AGRICULTURAL-IMPRO Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/08/2011 Qual. Ag.

MAP #:

2024 Est TCV 174,473 TCV/TFA: 102.75

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 08/09/2011 | 11-156 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/29/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

**Tax Description**

P6-11-91 SEC 11 T54N R34W A PARCEL OF LAND BEING A PART OF THE NE 1/4 OF SE 1/4 DESC: COM AT THE EAST 1/4 CORNER OF SEC 11; TH S 03 DEG 15' 34" W 436.97' ALONG THE EAST LINE TO THE POB; TH S 03 DEG 15' 34" W 905.29' ALONG THE EAST LINE OF SEC 11; TH N 85 DEG 50' 37" W 1321.63'; TH N 03 DEG 45' 21" E 1098.19'; TH S 87 DEG 32' 30" E 235.84' TO A POINT ON THE C/L OF FRUE ROAD; TH S 03 DEG 48' 33" 170.64' ALONG THE C/L TO THE END OF SAID ROAD; TH S 03 DEG 48" 33" W 61.30'; TH S 87 DEG 32' 30" E 1078.46' TO THE POB. 28.05 ACRES M/L W/EASEMENT
SPLIT ON 05/02/2011 INTO 010-261-104-15, 010-261-104-20;

**Comments/Influences**

Split/Comb. on 05/02/2011 completed 05/02/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-261-104-00;
Child Parcel(s): 010-261-104-15, 010-261-104-20;
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**Land Value Estimates for Land Table AG.AG LAND**

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 28.050 Acres | | 1,547 | 100 | | 43,382 |
| | | | 28.05 Total Acres | | Total Est. Land Value = | | | 43,382 |

**Land Improvement Cost Estimates**

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.21 | 600 | 46 | 6,406 |
| Total Estimated Land Improvements True Cash Value = | | | | 6,406 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,691 | 65,546 | 87,237 | | | 82,747C |
| 2023 | 16,830 | 61,977 | 78,807 | | | 78,807S |
| 2022 | 14,269 | 60,824 | 75,093 | | | 75,093S |
| 2021 | 15,915 | 57,957 | 73,872 | | | 73,872S |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 4 | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 720 S.F.
Crawl: 0 S.F.
Slab: 600 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 54
Floor Area: 1,698
Total Base New : 216,501 E.C.F.
Total Depr Cost: 99,590 X 0.832
Estimated T.C.V: 82,859

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 180 | WGEP (1 Story) |
| 42 | CPP |
| 48 | WGEP (1 Story) |
| 32 | WPP |
| 80 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1320 SF Floor Area = 1698 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 504 | | |
| 1 Story | Siding | Basement | 216 | | |
| 1 Story | Siding | Slab | 600 | | |
| | | | Total: | 184,812 | 85,014 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 972 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,048 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,164 |
| Porches | | | | | |
| WGEP (1 Story) | | | 180 | 12,620 | 5,805 |
| CPP | | | 42 | 982 | 452 |
| WGEP (1 Story) | | | 48 | 5,340 | 2,456 |
| WPP | | | 32 | 1,484 | 683 |
| Deck | | | | | |
| Treated Wood | | | 80 | 2,166 | 996 |
| | | | Totals: | 216,501 | 99,590 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 82,859

*** Information herein deemed reliable but not guaranteed***

| Building Type | Barn - General Purpose | Poultry Houses Floor Oper | Barn - General Purpose | Greenhouses Straight-Wall | Farm Implement/Equipment S |
|---|---|---|---|---|---|
| Year Built | 1900 | 1900 | 1900 | 1900 | 2012 |
| Class/Construction | D,Pole | D,Pole | S | D,Frame | D,Pole |
| Quality/Exterior | Low Cost | Low Cost | Low Cost | Low Cost | Low Cost |
| # of Walls, Perimeter | 4 Wall, 220 | 4 Wall, 104 | 4 Wall, 150 | 4 Wall, 48 | 4 Wall, 200 |
| Height | 14 | 14 | 14 | 10 | 10 |
| Heating System | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling |
| Length/Width/Area | 42 x 68 = 2856 | 32 x 20 = 640 | 50 x 25 = 1250 | 14 x 10 = 140 | 60 x 40 = 2400 |
| Cost New | $ 59,291 | $ 11,699 | $ 32,651 | $ 1,511 | $ 9,360 |
| Phy./Func./Econ. %Good | 35/100/100 35.0 | 46/100/100 46.0 | 46/100/100 46.0 | 46/100/100 46.0 | 90/100/100 90.0 |
| Depreciated Cost | $ 20,752 | $ 5,382 | $ 15,019 | $ 695 | $ 8,424 |
| + Unit-In-Place Items | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Description, Size X Rate X %Good = Cost<br>Itemized ->  Unit-In-Place ->  Items -> | | | | | |
| E.C.F. | X 0.832 | X 0.832 | X 0.832 | X 0.832 | X 0.832 |
| % Good | 35 | 46 | 46 | 46 | 90 |
| Est. True Cash Value | $ 17,266 | $ 4,477 | $ 12,496 | $ 578 | $ 7,009 |
| Comments: | | | | | HAY & PLANE BLDG |

Total Estimated True Cash Value of Agricultural Improvements / This Card: 41826 / All Cards: 41826

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-105-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 500 | 10/01/1998 | WD | 03-ARM'S LENGTH | 144:792 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

FRUE ST

Owner's Name/Address

BEAUCHAMP FRANK E & SANDRA J
19687 FRUE ST
DODGEVILLE MI 49921

Tax Description

P6-11-92 SEC 11 T54N R34W NW 1/4 OF SE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 87,040

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

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 | 320 | 95 | 3,040 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,040 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 1,520 | 43,520 | | | 6,496C |
| 2023 | 38,000 | 1,536 | 39,536 | | | 6,187C |
| 2022 | 38,000 | 0 | 38,000 | | | 4,430C |
| 2021 | 38,800 | 0 | 38,800 | | | 4,289C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-106-25 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. |
|---|---|---|---|---|---|---|---|---|
| DREW FAMILY TRUST | DUGDALE KAREN S | 125,000 | 06/06/2014 | WD | 03-ARM'S LENGTH | 2014/02862 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

19730 HAAPAPURO RD

Owner's Name/Address

DUGDALE KAREN S
19730 HAAPAPURO RD
HOUGHTON MI 49931

Tax Description

P6-11-92A1 SEC 11 T54N R34W PARC IN SW 1/4 OF SE 1/4; COM @ S 1/4 OF SEC 11;TH S 83 DEG 58' 30" E 1068.03' POB; TH N 03 DEG 48' 04" E 244.53'; TH S 84 DEG 00' 21" E 200'; TH S 03 DEG 48' 04" W 244.64'; TH N 83 DEG 58' 30" W 200' TO POB. 1.12 A M/L
W/EASEMENTS FOR WELL.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/06/2014

MAP #:

2024 Est TCV 198,138 TCV/TFA: 153.83

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 09/29/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.120 | Acres | 12,679 | 100 | | 14,200 |
| | | | 1.12 | Total Acres | | Total Est. Land Value = | | 14,200 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,100 | 91,969 | 99,069 | | | 77,559C |
| 2023 | 5,385 | 83,816 | 89,201 | | | 73,866C |
| 2022 | 5,385 | 73,429 | 78,814 | | | 70,349C |
| 2021 | 6,360 | 73,566 | 79,926 | | | 68,102C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1288 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,288
Total Base New : 217,579 E.C.F.
Total Depr Cost: 187,119 X 0.983
Estimated T.C.V: 183,938

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 28 | CPP |
| 28 | CPP |
| 336 | Treated Wood |

**(17) Garage**

Year Built: 1995
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: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1288 SF Floor Area = 1288 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 | 1,288 | | |
| | | | Total: | 185,225 | 159,295 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| CPP | | | 28 | 773 | 665 |
| CPP | | | 28 | 773 | 665 |
| Deck | | | | | |
| Treated Wood | | | 336 | 5,699 | 4,901 |
| 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 |
| Water/Sewer | | | | | |
| Public Water | | | 1 | 1,462 | 1,257 |
| Public Sewer | | | 1 | 1,462 | 1,257 |
| | | | Totals: | 217,579 | 187,119 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 183,938

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-107-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 20004 HAAPAPURO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | 09/10/2021 | 2021-999-261 | FOUNDATION |
| | P.R.E. 100% 05/31/2018 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HAAPAPURO BRUCE & CAROL<br>20010 HAAPAPURO RD<br>HOUGHTON MI 49931 | 2024 Est TCV 101,086 TCV/TFA: 0.00 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 20.390 Acres | | 3,362 | 100 | | 68,546 |
| | | | 20.39 Total Acres | | Total Est. Land Value = | | | 68,546 |

Tax Description

P6-11-93 SEC 11 T54N R34W SE 1/4 OF SE 1/4 LESS S 33' BEING CO RD R/W. ALSO EXC THE S 900.59' OF THE W 900.59'. 20.39 A M/L

Comments/Influences

Public Improvements

| | |
|---|---|
| X | Dirt Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| JR | 09/29/2010 | INSPECTED |
| SC | 10/21/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,273 | 16,270 | 50,543 | | | 17,347C |
| 2023 | 22,234 | 14,909 | 37,143 | | | 16,521C |
| 2022 | 22,234 | 13,059 | 35,293 | | | 15,735C |
| 2021 | 22,234 | 33,561 | 55,795 | | | 15,233C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 0
Total Base New : 56,106 E.C.F.
Total Depr Cost: 33,103 X 0.983
Estimated T.C.V: 32,540

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 2
Area: 1800
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 0
(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: C Exterior: Pole (Finished) | | | | | |
| Base Cost | | | 1800 | 56,106 | 33,103 |
| | | | Totals: | 56,106 | 33,103 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 32,540

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-107-25 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. |
|---|---|---|---|---|---|---|---|---|
| STATE BUILDING AUTHORITY | STATE OF MICHIGAN | 1 | 01/02/2014 | QC | 03-ARM'S LENGTH | 2014/01693 | DEED | 100.0 |
| | | 10 | 05/01/2004 | WD | 03-ARM'S LENGTH | 164:877 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

19866 HAAPAPURO RD

Owner's Name/Address

STATE OF MICHIGAN
CAPITOL BUILDING
LANSING MI 48909

Tax Description

P6-11-93A SEC 11 T54N R34W THE S 900' OF W 900' OF SE 1/4 OF SE 1/4BEG @ A PT ON S LN OF SEC 11 LOCATED N 83 DEG 01' 59" W 433.46' ALG SD LN FROM SE COR OF SD SEC 11; TH N 83 DEG 01' 59" W 900.59'; TH N 04 DEG 54' E 900.59'; TH S 83 DEG 01' 59" E 900.59'; TH S 04 DEG 54' W 900.59' TO POB. 18.61 AC M/L
MSP PHASE 5 TOWER SITE 9007

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 18.610 | Acres | 9,560 | 100 | | 177,915 |
| | | | 18.61 | Total Acres | | Total Est. Land Value = | | 177,915 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-108-00 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: 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<br>ROYCE RD<br>HANCOCK MI 49930 | 2024 Est TCV 0 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD COMMERCIAL | | | 4.000 Acres | | 36,500 | 100 | | 146,000 |
| | | | 4.00 Total Acres | | Total Est. Land Value = | | | 146,000 |

Taxpayer's Name/Address

HOUGHTON CO RD COMMISSION
ROYCE RD
HANCOCK MI 49930

Tax Description

P6-11-94 SEC 11 T54N R34W S 33' OF S 1/2 BEING CO RD R/W.

Comments/Influences

Public Improvements

- 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

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-401-06 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**

19880 FRUE ST

**Owner's Name/Address**

GESHEL LORI J
19880 FRUE ST
DODGEVILLE MI 49921

**Tax Description**

P6-11-91
SEC 11 T54N R34W A PARCEL OF LAND IN THE NE 1/4 OF SE 1/4, BEG AT THE EAST 1/4 CORNER OF SEC 11; TH S 03 DEG 15' 34" W 436.97' ALONG THE EAST LINE OF SAID SEC; TH N 87 DEG 32' 30" W 1078.46'; TH N 03 DEG 48' 33" E 61.30' TO A POINT ON THE C/L OF FRUE ROAD; TH N 03 DEG 48' 33" E 170.64' ALONG THE C/L; TH N 04 DEG 18' 48" W 206.50' ALONG THE C/L OF SAID ROAD TO A POINT ON THE E & W 1/4 LINE OF SEC 11; TH S 87 DEG 32' 30" E 1103.45' ALONG THE EAST & WEST 1/4 LINE TO THE POB. 10.87 ACRES M/L W/EASEMENT
010-261-104-20 SPLIT INTO 010-261-401-06 AND 010-401-17 FOR 2023
SPLIT ON 05/02/2011 FROM 010-261-104-00;

**Comments/Influences**

Split/Comb. on 05/02/2011 completed 05/02/2011 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-261-104-00;
Child Parcel(s): 010-261-104-15, 010-261-104-20;
---

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Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 07/17/2023
MAP #:
2024 Est TCV 66,562 TCV/TFA: 67.92

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | 09/09/2022 | 2021-999-588 | FOUNDATION |
| MOBILE HOME | 07/25/2011 | 11-145 | COMPLETE |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements
- 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

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INTERIOR | 240.00 | 500.00 | 1.0000 | 0.0000 | 85 | 100* | | 0 |
| RATE 1 | | | 2.820 | Acres | 8,000 | 100 | | 22,560 |
| RATE 1 | | | 0.180 | Acres | 8,000 | 0 | R ROW | 0 |

* denotes lines that do not contribute to the total acreage calculation.
240 Actual Front Feet, 3.00 Total Acres Total Est. Land Value = 22,560

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 28.22 | 100 | 83 | 2,342 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,342 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,280 | 22,001 | 33,281 | | | 12,164C |
| 2023 | 9,870 | 20,604 | 30,474 | | 30,474A | 11,585C |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1988 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 21
Floor Area:
Total Base New : 79,961 E.C.F.
Total Depr Cost: 42,380 X 0.983
Estimated T.C.V: 41,660

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 80 | WGEP (1 Story) |
| 32 | WCP (1 Story) |
| 100 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1988
(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 980 | | |
| | | | Total: | 55,118 | 29,213 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,523 |
| Water Well, 200 Feet | | | 1 | 10,514 | 5,572 |
| Porches | | | | | |
| WGEP (1 Story) | | | 80 | 6,260 | 3,318 |
| Foundation: Shallow | | | 80 | -798 | -423 |
| WCP (1 Story) | | | 32 | 2,103 | 1,115 |
| Foundation: Shallow | | | 32 | -497 | -263 |
| Deck | | | | | |
| Treated Wood | | | 100 | 2,500 | 1,325 |
| | | | Totals: | 79,961 | 42,380 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 41,660

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-261-401-17 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 |
|---|
| 19880 FRUE ST |

| Owner's Name/Address |
|---|
| GESHEL LORI J<br>19880 FRUE ST<br>DODGEVILLE MI 49921 |

| Tax Description |
|---|
| SEC 11 T54N R34W A PARCEL OF LAND IN THE NE 1/4 OF SE 1/4, BEG AT THE EAST 1/4 CORNER OF SEC 11; TH S 03 DEG 15' 34" W 436.97' ALONG THE EAST LINE OF SAID SEC; TH N 87 DEG 32' 30" W 1078.46'; TH N 03 DEG 48' 33" E 61.30' TO A POINT ON THE C/L OF FRUE ROAD; TH N 03 DEG 48' 33" E 170.64' ALONG THE C/L; TH N 04 DEG 18' 48" W 206.50' ALONG THE C/L OF SAID ROAD TO A POINT ON THE E & W 1/4 LINE OF SEC 11; TH S 87 DEG 32' 30" E 1103.45' ALONG THE EAST & WEST 1/4 LINE TO THE POB. 10.87 ACRES M/L W/EASEMENT<br>AND<br>SEC 12 T54N R34W PAR OF LAND D/F, BEG AT NW COR OF NW 1/4OF SW 1/4 RUN E 20.71' TH S 46 DEG E 783.96' TH S 44 DEG W 841.62' TH N ALONGTHE W LINE OF SAID SEC TO POB BEING PARTOF THE NW 1/4 OF SW 1/4. 7.87 A.<br>***BALANCE OF DESCRIPTION ON FILE*** |

| Comments/Influences |
|---|
| Split/Comb. on 05/02/2011 completed 05/02/2011 LISA OWNER'S REQUEST; Parent Parcel(s): 010-261-104-00; Child Parcel(s): 010-261-104-15, 010-261-104-20;<br>---------- |

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Class: AGRICULTURAL-IMPRO Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994 Qual. Ag.

MAP #:

2024 Est TCV 50,087 TCV/TFA: 0.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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 |
|---|---|---|

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 15.720 Acres | | 1,757 | 100 | | 27,615 |
| | | | 15.72 Total Acres | | | | Total Est. Land Value = | 27,615 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 40.35 | 24 | 40 | 387 |
| Total Estimated Land Improvements True Cash Value = | | | | 387 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,808 | 11,236 | 25,044 | | | 17,942C |
| 2023 | 10,218 | 10,429 | 20,647 | | | 17,088C |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 GARAGE ( | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 51
Floor Area: 0
Total Base New : 1,317 E.C.F.
Total Depr Cost: 645 X 0.832
Estimated T.C.V: 537

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 30
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Other Additions/Adjustments | | | | | |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 30 | 1,317 | 645 |
| | | | Totals: | 1,317 | 645 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 537

*** Information herein deemed reliable but not guaranteed***

| Building Type | Barn - General Purpose | Barn - General Purpose | Equestrian Lean-Tos | | |
|---|---|---|---|---|---|
| Year Built | 2011 | 1900 | | | |
| Class/Construction | D,Pole | D,Pole | D,Pole | | |
| Quality/Exterior | Low Cost | Low Cost | Low Cost | | |
| # of Walls, Perimeter | 4 Wall, 56 | 4 Wall, 304 | 4 Wall, 52 | | |
| Height | 14 | 12 | 12 | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | | |
| Length/Width/Area | (L or Odd Shaped) 526 | (L or Odd Shaped) 2120 | 16 x 10 = 160 | | |
| Cost New | $ 11,625 | $ 49,565 | $ 3,327 | | |
| Phy./Func./Econ. %Good | 78/100/100 78.0 | 30/100/100 30.0 | 59/100/100 59.0 | | |
| Depreciated Cost | $ 9,068 | $ 14,870 | $ 1,963 | | |
| + Unit-In-Place Items | $ 0 | $ 0 | $ 0 | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.832 | X 0.832 | X 0.832 | | |
| % Good | 78 | 30 | 59 | | |
| Est. True Cash Value | $ 7,544 | $ 12,371 | $ 1,633 | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 21548 / All Cards: 21548 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| CARTER CHRISTOPHER G & ERI | HALLER TRUSTS WILLIAM & EI | 80,000 | 02/21/2013 | WD | 03-ARM'S LENGTH | 2013/01087 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46737 PILGRIM RD

**Owner's Name/Address**

HALLER TRUST ELOISE
46735 PILGRIM RD
HOUGHTON MI 49931

**Tax Description**

P6-12-1 SEC 12 T54N R34W
PRT OF NE 1/4 OF NE 1/4; COM @ NE COR OF SEC 12; TH S 00 DEG 01'30" W 995.16' ALG E LN OF SD SEC 12 TO POB;TH N 88 DEG 41' 15" E (CORRECTED SAID W) 1318.64' TO W LN OF NE 1/4 OF NE 1/4; TH S 00 DEG 12'10" W 321.94' ALG SD W LN TO SW COR OF NE 1/4 OF NE 1/4; TH S 88 DEG 41' 15" W (CORRECTED SAID E) 1317.60' ALG S LN OF SD NE 1/4 OF NE 1/4 TO E SEC LN;TH N 00 DEG 01'30" E 322.04' ALG E SEC LN TO POB. 9.74 AC M/L

**Comments/Influences**

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Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/26/2013

MAP #:

2024 Est TCV 44,437

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/16/2010 | INSPECTED |
| TH | 10/25/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 9.740 | Acres | 4,562 | 100 | | 44,437 |
| | | | 9.74 | Total Acres | | Total Est. Land Value = | | 44,437 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,219 | 0 | 22,219 | | | 15,631C |
| 2023 | 15,827 | 0 | 15,827 | | | 14,887C |
| 2022 | 15,827 | 0 | 15,827 | | | 14,179C |
| 2021 | 18,518 | 0 | 18,518 | | | 13,727C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-001-50 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. |
|---|---|---|---|---|---|---|---|---|
| GUILBAULT MICHAEL R | MAYRA LEE R & COLLEEN O | 48,000 | 07/31/2006 | WD | 03-ARM'S LENGTH | 168/2566 | DEED | 100.0 |
| | | 20,000 | 06/01/2004 | WD | 03-ARM'S LENGTH | 165:395 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
46917 PILGRIM RD

Owner's Name/Address
MAYRA LEE R & COLLEEN O
46917 PILGRIM RD
HOUGHTON MI 49931

Tax Description
P6-12-1D SEC 12 T54N R34W PT OF NE 1/4 OF NE 1/4 COMM AT SEC COR COMMON TO SECS 1, 6, 7 & 12 D/F; TH S'LY 470' TO POB;TH N 88 DEG 41' W 1320.40'; TH N 0 DEG 12' E 110'; TH S 88 DEG 41' E1320.40';TH S 0 DEG 1'30" W 110' TO POB.CONTAINS 3.87 A M/L 165/395

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 07/25/2006
MAP #:
2024 Est TCV 284,257 TCV/TFA: 185.06

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 06/30/2009 | 09-116 | FOUNDATION |
| STORAGE | 07/31/2006 | 06-220 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 08/28/2009 | INSPECTED |
| KH | 09/16/2010 | INSPECTED |
| TH | 10/25/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 3.870 Acres | | 7,101 | 100 | | 27,480 |
| | | | 3.87 Total Acres | | Total Est. Land Value = | | | 27,480 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,740 | 128,389 | 142,129 | | | 96,497C |
| 2023 | 11,805 | 116,910 | 128,715 | | | 91,902C |
| 2022 | 11,805 | 102,412 | 114,217 | | | 87,526C |
| 2021 | 10,935 | 102,611 | 113,546 | | | 84,730C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2009 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1536 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 7
Floor Area: 1,536
Total Base New : 280,876 E.C.F.
Total Depr Cost: 261,218 X 0.983
Estimated T.C.V: 256,777

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |

**(17) Garage**

Year Built: 2009
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2009
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1536 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,536 | | |
| | | | Total: | 215,261 | 200,194 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,229 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,428 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,445 |
| Porches | | | | | |
| WGEP (1 Story) | | | 144 | 11,949 | 11,113 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 24,278 | 22,579 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,444 |
| Door Opener | | | 1 | 535 | 498 |
| Class: CD Exterior: Pole (Unfinished) | | | | | |
| Base Cost | | | 864 | 19,544 | 18,176 |
| | | | Totals: | 280,876 | 261,218 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 256,777

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-001-60 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. |
|---|---|---|---|---|---|---|---|---|
| | | 75,000 | 07/01/1997 | WD | 03-ARM'S LENGTH | 140:86 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46949 PILGRIM RD

**Owner's Name/Address**

SAM SHAREN L
46949 PILGRIM RD
HOUGHTON MI 49931

**Tax Description**

P6-12-1D1 SEC 12 T54N R34W A PARC IN NE 1/4 OF NE 1/4 OF SEC 12; COM AT SEC COR COMMON TO SEC 1, 6, 7, & 12; TH S 0 DEG 01'30" W 360' ALG SEC LINTH N 88 DEG 41'15" W 1320.4'; TH N 0 DEG12'10" E 360'; TH S 88 DEG 41'15" E 1320.40' M/L TO POB. 10.91 ARCES M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 12/18/1996

MAP #:

2024 Est TCV 207,921 TCV/TFA: 166.60

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/08/2009 | DATA ENTER |
| KH | 09/16/2010 | INSPECTED |
| TH | 10/25/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 11 ACRE | | | 10.91 Acres | | 4250 | 100 | | 46,368 |
| | | | 10.91 Total Acres | | Total Est. Land Value = | | | 46,368 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 23,184 | 80,777 | 103,961 | | | 58,538C |
| 2023 | 17,184 | 73,723 | 90,907 | | | 55,751C |
| 2022 | 17,184 | 64,589 | 81,773 | | | 53,097C |
| 2021 | 14,183 | 64,706 | 78,889 | | | 51,401C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1989 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | 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 | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Plywood

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1248 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| 1 | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 24
Floor Area: 1,248
Total Base New : 216,248 E.C.F.
Total Depr Cost: 164,347 X 0.983
Estimated T.C.V: 161,553

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 105 | WGEP (1 Story) |
| 234 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1989
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 696
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1989
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,248 | | |
| | | | Total: | 159,054 | 120,880 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| Ceramic Tile Floor | | | 1 | 966 | 734 |
| Vent Fan | | | 1 | 201 | 153 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,384 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,923 |
| Porches | | | | | |
| WGEP (1 Story) | | | 105 | 8,949 | 6,801 |
| WGEP (1 Story) | | | 234 | 15,072 | 11,455 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 696 | 24,903 | 18,926 |
| Common Wall: 1 Wall | | | 1 | -2,458 | -1,868 |
| Door Opener | | | 1 | 475 | 361 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,598 |
| | | | Totals: | 216,248 | 164,347 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 161,553

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| CARTER CHRISTOPHER G & ERI | PREVO MATTHEW R & LAURA M | 225,000 | 09/24/2018 | WD | 03-ARM'S LENGTH | 2018/04695 | DEED | 100.0 |
| MIKKOLA JASON D | CARTER CHRISTOPHER G & ERI | 190,000 | 01/24/2007 | WD | 03-ARM'S LENGTH | 2007/00490 | DEED | 100.0 |
| | | 149,000 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:400 | DEED | 0.0 |
| | | | | | | | | |

Property Address

46837 PILGRIM RD

Owner's Name/Address

PREVO MATTHEW R & LAURA M
46837 PILGRIM RD
HOUGHTON MI 49931

Tax Description

P6-12-1A SEC 12 T54N R34W PRT OF NE 1/4 OF NE 1/4 OF SEC 12 T54N R34W D/F, COM @ NE COR OF SD SEC 12, TH S 0 DEG 01' 30" W 795.16' ALG E SEC LN TO POB, TH S 00 DEG 01'30" W 200' ALG SD SEC LN; TH N 88 DEG 41'15" W 1318.64', TH N 0 DEG 12'10" E 525.26';TH S 88 DEG 41'15" E 1025.24' TH S 00 DEG 01'30" W 325.16'; TH S 88 DEG 41'15" E 295.16' TO POB. 13.71 AC M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 10/15/2018

MAP #:

2024 Est TCV 277,741 TCV/TFA: 123.99

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/16/2010 | INSPECTED |
| TH | 10/25/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 14 ACRE | | | 13.71 Acres | | 3900 | 100 | | 53,469 |
| | | | 13.71 Total Acres | | Total Est. Land Value = | | | 53,469 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2560 | 83 | 6,459 |
| Wood Frame | 23.73 | 240 | 63 | 3,588 |
| Total Estimated Land Improvements True Cash Value = | | | | 10,047 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,735 | 112,136 | 138,871 | | | 109,004C |
| 2023 | 19,880 | 102,671 | 122,551 | 0M | | 0 |
| 2022 | 19,880 | 90,057 | 109,937 | 0M | | 0 |
| 2021 | 15,767 | 89,931 | 105,698 | 0J | | 0 |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: BI-LEVEL

| Yr Built | Remodeled |
|---|---|
| 1968 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 4 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1120 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 840 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 32
Floor Area: 2,240
Total Base New : 312,514 E.C.F.
Total Depr Cost: 217,930 X 0.983
Estimated T.C.V: 214,225

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 108 | CPP |
| 192 | Treated Wood |

**(17) Garage**

Year Built: 1968
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: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C Blt 1968
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 2240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 2 Story | Siding | Slab | 1,120 | | | |
| | | | Total: | 238,204 | 161,978 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,237 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,788 | |
| Porches | | | | | | |
| CPP | | | 108 | 2,118 | 1,440 | |
| Deck | | | | | | |
| Treated Wood | | | 192 | 3,942 | 2,681 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 484 | 21,596 | 14,685 | |
| Door Opener | | | 1 | 535 | 364 | |
| Class: BC Exterior: Pole (Unfinished) | | | | | | |
| Door Opener | | | 2 | 1,337 | 1,096 | |
| Base Cost | | | 1200 | 37,392 | 30,661 | *8 |
| | | | Totals: | 312,514 | 217,930 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 214,225

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 117,000 | 06/01/1999 | WD | 03-ARM'S LENGTH | 147:422 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46889 PILGRIM RD

Owner's Name/Address

SHAW RAYMOND A & MARY AMANDA
46889 PILGRIM RD
HOUGHTON MI 49931

Tax Description

P6-12-1B SEC 12 T54N R34W PART OF THE NE 1/4 OF NE 1/4 D/F, COM ATTHE NE COR OF SEC 12, TH S 0 DEG 1' 30" W 470' ALONG THE E LINE OF THE NE 1/4 OFNE 1/4 & C/L OF THE CO RD TO POB, TH CONT S 0 DEG 1' 30" W 325.16', TH N 88 DEG 41' 15" W 295.16', TH N 0 DEG 1'30" E 325.16', TH S 88 DEG 41' 15" E 295.16' TO POB (LESS R/W FOR CO RD) 2.20 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/18/1999

MAP #:

2024 Est TCV 252,831 TCV/TFA: 167.66

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/16/2010 | INSPECTED |
| TH | 10/25/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.200 Acres | | 9,545 | 100 | | 21,000 |
| | | | 2.20 Total Acres | | Total Est. Land Value = | | | 21,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.24 | 288 | 46 | 3,079 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,079 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,500 | 115,916 | 126,416 | | | 88,644C |
| 2023 | 5,320 | 105,713 | 111,033 | | | 84,423C |
| 2022 | 5,320 | 92,645 | 97,965 | | | 80,403C |
| 2021 | 9,400 | 92,730 | 102,130 | | | 77,835C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1982 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1508 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 14
Floor Area: 1,508
Total Base New : 270,589 E.C.F.
Total Depr Cost: 232,708 X 0.983
Estimated T.C.V: 228,752

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 176 | CPP |

**(17) Garage**

Year Built: 1982
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 672
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1982
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1508 SF Floor Area = 1508 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 | 1,508 | | |
| | | | Total: | 211,940 | 182,270 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Porches | | | | | |
| CPP | | | 176 | 3,196 | 2,749 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 672 | 27,075 | 23,284 |
| Door Opener | | | 1 | 535 | 460 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 320 | 14,694 | 12,637 |
| Door Opener | | | 1 | 535 | 460 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,493 |
| | | | Totals: | 270,589 | 232,708 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 228,752

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-004-01 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. |
|---|---|---|---|---|---|---|---|---|
| DONAHUE SETH W & TAMMY H | NYMAN CHRISTOPHER G | 240,000 | 07/17/2013 | WD | 03-ARM'S LENGTH | 2013/04899 | DEED | 100.0 |
| | | 315,000 | 08/01/2001 | WD | 03-ARM'S LENGTH | 155:219 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46836 PARADISE RD

Owner's Name/Address

NYMAN CHRISTOPHER G
46836 PARADISE RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/20/2013

MAP #:

2024 Est TCV 331,895 TCV/TFA: 168.30

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 12 ACRE | | | 12.00 Acres | | 4100 | 100 | | 49,200 |
| | | | 12.00 Total Acres | | | Total Est. Land Value = | | 49,200 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 15.28 | 140 | 0 | 0 |
| Total Estimated Land Improvements True Cash Value = | | | | 0 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-12-2 SEC 12 T54N R34W A PARCEL OF LAND SITUATED IN PART OF THE NW 1/4 OF NE 1/4; COM AT THE N 1/4 CORNER OF SEC 12; TH S 88 DEG 43' 28" E ALONG THE NORTH SEC LINE 1327.79 TO THE E 1/16TH CORNER; TH S 00 DEG 05' 33" E ALONG THE EAST 1/16TH LINE 569.72' TO THE POB; TH S 00 DEG 05' 33" E ALONG SAID EAST 1/16TH LINE 524.36' ; TH N 88 DEG 52' 28" W 788.32' TO THE EASTERLY ROW LINE OF COUNTY ROAD P-102 (PARADISE RD); TH FOLLOWING 2 COURSE ALONG SAID ROW LINE; N 38 DEG 19' 42" W 264.82'; TH 404.13' ALONG A 4617.00' RADIUS CURVE TO THE RIGHT WITH A DELTA ANGLE OF 05 DEG 00' 54" AND A CHORD BEARING N 35 DEG 49' 15" W 404'; TH S 88 DEG 43' 28" E, PARALLEL TO THE NORTH SEC LINE, 1188.29' TO THE POB. 12 A. M/L SPLIT ON 03/26/2012 INTO 010-262-004-01 (12 A.), 010-262-004-02 (17 A.); AND 8/6/2013 INTO 010-262-004-03 (3.62 A) ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

SPLIT/COMB. ON 03/26/2012 COMPLETED 03/26/2012 LISA OWNER'S REQUEST; PARENT PARCEL(S): 010-262-004-00; CHILD PARCEL(S): 010-262-004-01, 010-262-004-02; 010-262-004-03

---

| Who | When | What |
|---|---|---|
| KH | 09/20/2010 | INSPECTED |
| TH | 10/26/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,600 | 141,348 | 165,948 | | | 121,482C |
| 2023 | 18,600 | 128,825 | 147,425 | | | 115,698C |
| 2022 | 18,600 | 112,852 | 131,452 | | | 110,189C |
| 2021 | 15,000 | 113,073 | 128,073 | | | 106,669C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 7 | 1st Floor |
| 4 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | X | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1038 S.F.
Crawl: 156 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:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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) |
| 2 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| 1 | Extra Toilet |
| | Extra Sink |
| 1 | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| 1 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |
| 1 | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 1,972
Total Base New : 336,349 E.C.F.
Total Depr Cost: 287,584 X 0.983
Estimated T.C.V: 282,695

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 150 | WGEP (1 Story) |
| 140 | CPP |
| 21 | CPP |
| 74 | Treated Wood |
| 50 | Treated Wood |

**(17) Garage**

Year Built: 1995
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1194 SF Floor Area = 1972 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Crawl Space | 156 | | | *8 |
| 1.75 Story | Siding | Basement | 1,038 | | | *8 |
| | | | Total: | 233,548 | 199,024 | |

Other Additions/Adjustments

| | | | | |
|---|---|---|---|---|
| Plumbing | | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,910 | |
| 2 Fixture Bath | 1 | 3,042 | 2,616 | |
| Extra Toilet | 1 | 1,491 | 1,282 | |
| Separate Shower | 1 | 1,331 | 1,145 | |
| Vent Fan | 1 | 247 | 212 | |
| Water/Sewer | | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,094 | |
| Water Well, 50 Feet | 1 | 2,629 | 2,261 | |
| Porches | | | | |
| WGEP (1 Story) | 150 | 12,209 | 10,500 | *8 |
| CPP | 140 | 2,649 | 2,278 | *8 |
| CPP | 21 | 574 | 494 | *8 |
| Deck | | | | |
| Treated Wood | 74 | 2,117 | 1,821 | *8 |
| Treated Wood | 50 | 1,716 | 1,476 | *8 |
| Garages | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | |
| Base Cost | 672 | 29,985 | 25,787 | |
| Common Wall: 1 Wall | 1 | -2,172 | -1,716 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-004-02 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. |
|---|---|---|---|---|---|---|---|---|
| DONAHUE SETH W & TAMMY H | SOMERO DAVID REV TRUST | 67,000 | 05/30/2012 | WD | 03-ARM'S LENGTH | 2012/03032 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46948 PARADISE RD

Owner's Name/Address

SOMERO DAVID REV TRUST
51924 CANAL RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 107,941 TCV/TFA: 1136.22

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 06/07/2024 | 2023-031-126 | FOUNDATION |
| HOUSE | 09/24/2020 | 2020-010-884 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

- 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

Tax Description

P6-12-2 SEC 12 T54N R34W A PARCEL OF LAND SITUATED IN PART OF THE NW 1/4 OF NE 1/4; BEG AT THE NORTH 1/4 CORNER OF SEC 12; TH S 88 DEG 43' 28" E ALONG THE NORTH SEC LINE 1327.79' TO THE EAST 1/16TH CORNER; TH S 00 DEG 05' 33" E ALONG THE EAST 1/16TH LINE 569.72'; TH N 88 DEG 43' 28" W PARALLEL TO THE NORTH SEC LINE 1188.29' TO THE EASTERLY ROW OF COUNTY ROAD P-102 (PARADISE RD); THEN THE FOLLOWING 2 COURSES ALONG SAID ROW LINE 173.29' ALONG A 4617.00' RADIUS CURVE TO THE RIGHT WITH A DELTA ANGLE OF 02 DEG 09' 02" AND A CHORD BEARING N 32 DEG 14' 17" W 173.28'; TH N 31 DEG 09' 46" W 86.33' TO THE NORTH-SOUTH QUARTER LINE; TH N 00 DEG 31' 59" W ALONG SAID QUARTER LINE, 352.40' TO THE POB. 17.00 A. M/L
SPLIT/COMBINED ON 03/26/2012 FROM 010-262-004-00;

Comments/Influences

Split/Comb. on 03/26/2012 completed 03/26/2012 LISA OWNER'S REQUEST; Parent Parcel(s): 010-262-004-00; Child Parcel(s): 010-262-004-01, 010-262-004-02;
---

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Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 17 ACRE | | 17.00 Acres | | | 3600 | 100 | | 61,200 |
| | | 17.00 Total Acres | | | Total Est. Land Value = | | | 61,200 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.95 | 180 | 95 | 4,266 |
| Wood Frame | 27.40 | 120 | 84 | 2,762 |

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| ROLL OFF / SF | 10.00 | 480 | 95 | 4,560 |
| Total Estimated Land Improvements True Cash Value = | | | | 11,588 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 30,600 | 23,371 | 53,971 | | | 41,055C |
| 2023 | 22,100 | 14,735 | 36,835 | | | 31,862C |
| 2022 | 22,100 | 11,738 | 33,838 | | | 28,882C |
| 2021 | 18,700 | 11,546 | 30,246 | | | 27,960C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 0
Total Base New : 7,390 E.C.F.
Total Depr Cost: 7,242 X 0.983
Estimated T.C.V: 7,119

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 0
(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 | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,666 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,576 |
| | | | Totals: | 7,390 | 7,242 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 7,119

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: CAMP

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Log |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | | Gambrel |
| | Hip | | Mansard |
| X | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 6
Floor Area: 95
Total Base New : 13,891 E.C.F.
Total Depr Cost: 13,056 X 0.983
Estimated T.C.V: 12,834

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 18 | WCP (1 Story) |
| 95 | WCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CAMP Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 95 SF Floor Area = 95 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 | Piers | 95 | | |
| | | | Total: | 8,548 | 8,034 |
| Other Additions/Adjustments | | | | | |
| Porches | | | | | |
| WCP (1 Story) | | | 95 | 4,098 | 3,852 |
| WCP (1 Story) | | | 18 | 1,245 | 1,170 |
| | | | Totals: | 13,891 | 13,056 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 12,834

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2023 GARA( | 0 |

Condition: Average
Part. Construct.: 60%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| 1 | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 3
Floor Area: 0
Total Base New : 26,569 E.C.F.
Total Depr Cost: 25,772 X 0.983
Estimated T.C.V: 25,334

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 1080
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family RANCH Cls C Blt 2023
(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: Pole (Unfinished) | | | | | |
| Door Opener | | | 2 | 1,070 | 1,038 |
| Base Cost | | | 1080 | 25,499 | 24,734 |
| | | | Totals: | 26,569 | 25,772 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 25,334
60% Completed => Est. True Cash Value 2024 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-004-03 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. |
|---|---|---|---|---|---|---|---|---|
| RABER MARY | SAARINEN DEANNA LYNN | 465,000 | 08/14/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| DONAHUE SETH & TAMMY | RABER MARY | 27,000 | 09/20/2013 | WD | 03-ARM'S LENGTH | 2013/05619 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46750 PARADISE RD

Owner's Name/Address

SAARINEN DEANNA LYNN
46750 PARADISE RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/15/2024

MAP #:

2024 Est TCV 389,997 TCV/TFA: 160.49

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 09/30/2013 | 13-236 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

Public Improvements

- 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 3 ACRE | | | 3.62 Acres | | 8000 | 100 | | 28,960 |
| | | | 3.62 Total Acres | | | | Total Est. Land Value = | 28,960 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 15.28 | 101 | 95 | 1,466 |
| D/W/P: Asphalt Paving | 3.04 | 2300 | 95 | 6,642 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,108 |

Tax Description

P6-12-2 SEC 12 T54N R34W A PARCEL OF LAND SITUATED IN PART OF THE NW 1/4 OF NE 1/4; COM AT THE N QUARTER CORNER OF SEC 12; TH S 88 DEG 43' 28" E ALONG THE NORTH LINE, 1327.79' TO THE EAST 1/16TH CORNER; TH S 00 DEG 05' 33" E ALONG THE EAST 1/16TH LINE 1094.08' TO THE POB; TH CONTINUING S 00 DEG 05' 33" E ALONG SAID EAST 1/16TH LINE, 225.75' TO THE NE 1/16TH CORNER; TH N 88 DEG 52' 28" W ALONG THE NORTH 1/16TH LINE, 612.64' TO THE EASTERLY ROW LINE OF CO. ROAD P-102 (PARADISE ROAD); TH THE FOLLOWING 2 COURSES ALONG SAID ROW; 108.03' ALONG A 1433' RADIUS CURVE TO THE LEFT WITH A DELTA ANGLE OF 04 DEG 19' 10" AND A CHORD BEARING N 36 DEG 10' 07" W 108.01'; TH N 38 DEG 19' 42" W 181.02'; TH S 88 DEG 52' 28" E PARALLEL TO THE NORTH 1/16TH LINE, 788.32' TO THE POB. 3.62 A. M/L
SPLIT/COMBINED ON 08/05/2013 FROM ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Split/Comb. on 03/26/2012 completed 03/26/2012 LISA OWNER'S REQUEST; Parent Parcel(s): 010-262-004-00; Child Parcel(s): 010-262-004-01, 010-262-004-02;
---

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| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,480 | 180,519 | 194,999 | | | 194,999S |
| 2023 | 12,670 | 135,404 | 148,074 | | | 106,901C |
| 2022 | 12,670 | 105,665 | 118,335 | | | 101,811C |
| 2021 | 10,258 | 105,872 | 116,130 | | | 98,559C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2013 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1620 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1400 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| 1 | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| 1 | Interior 1 Story |
| | Interior 2 Story |
| | 2nd/Same Stack |
| | Two Sided |
| | Exterior 1 Story |
| | Exterior 2 Story |
| | Prefab 1 Story |
| | Prefab 2 Story |
| | Heat Circulator |
| | Raised Hearth |
| | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 8
Floor Area: 2,430
Total Base New : 390,252 E.C.F.
Total Depr Cost: 359,033 X 0.983
Estimated T.C.V: 352,929

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 150 | CCP (1 Story) |
| 128 | WCP (1 Story) |

**(17) Garage**

Year Built: 2014
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: 648
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 2013
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1620 SF Floor Area = 2430 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 1,620 | | |
| | | | Total: | 283,087 | 260,440 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1400 | 49,126 | 45,196 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,684 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 8,366 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,380 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,419 |
| Porches | | | | | |
| CCP (1 Story) | | | 150 | 3,989 | 3,670 |
| WCP (1 Story) | | | 128 | 5,691 | 5,236 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 648 | 26,380 | 24,270 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,418 |
| Door Opener | | | 2 | 1,070 | 984 |
| Fireplaces | | | | | |
| Interior 1 Story | | | 1 | 5,224 | 4,806 |
| | | | Totals: | 390,252 | 359,033 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 352,929

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-004-50 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46722 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 06/17/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HARKINS MARY C & MARTIN E<br>HARKINS MATTHEW & HOGBERG KATE; LB<br>46722 PARADISE RD<br>HOUGHTON MI 49931 | 2024 Est TCV 296,793 TCV/TFA: 193.73 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 9 ACRE | | | 9.00 Acres | | 5000 | 100 | | 45,000 |
| | | | 9.00 Total Acres | | | | Total Est. Land Value = | 45,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 2160 | 83 | 5,450 |
| Total Estimated Land Improvements True Cash Value = | | | | 5,450 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-12-3 SEC 12 T54N R34W THAT PART OF SW 1/4 OF NE 1/4 LYING E OFHWY. 9 A.

Comments/Influences

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 125,897 | 148,397 | | | 116,168C |
| 2023 | 16,200 | 114,890 | 131,090 | | | 110,637C |
| 2022 | 16,200 | 100,708 | 116,908 | | | 105,369C |
| 2021 | 13,050 | 100,738 | 113,788 | | | 102,003C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1532 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**

| | | |
|---|---|---|
| 1768 | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 17
Floor Area: 1,532
Total Base New : 301,931 E.C.F.
Total Depr Cost: 250,603 X 0.983
Estimated T.C.V: 246,343

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 96 | WGEP (1 Story) |
| 144 | Treated Wood |

**(17) Garage**

Year Built: 1995
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: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1532 SF Floor Area = 1532 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 | 1,532 | | |
| | | | Total: | 214,778 | 178,266 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 1768 | 33,451 | 27,764 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,952 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,182 |
| Porches | | | | | |
| WGEP (1 Story) | | | 96 | 9,221 | 7,653 |
| Deck | | | | | |
| Treated Wood | | | 144 | 3,267 | 2,712 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 600 | 30,030 | 24,925 |
| Door Opener | | | 1 | 535 | 444 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 632 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,073 |
| | | | Totals: | 301,931 | 250,603 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 246,343

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| LAAKSO KATRI | BAUER PATRICIA E | 129,000 | 10/02/2009 | WD | 03-ARM'S LENGTH | 2009/06143 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46751 PARADISE RD

**Owner's Name/Address**

OLLIS ERIC J & NINA L
46751 PARADISE RD
HOUGHTON MI 49931

**Tax Description**

P6-12-4 SEC 12 T54N R34W PART OF SW 1/4 OF NE 1/4 BEG AT NW COR OF SW 1/4 OF NE 1/4, TH S 0 DEG 26' 40" E 471.8', TH N 78 DEG 53' E 771.2' TO W'LY LINE OF HWY KNOWN AS PARADISE RD, TH N'LY ALONG BDRY AS FOLLOWS, N 2 DEG 1' W 126.4', TH N 15 DEG 52' W 53.8', TH N 41 DEG 21' W 105.5' TH N 52 DEG 57' W87.5' WHERE 1/16 LINE INTERSECTS W LINE OF HWY TH N 88 DEG 48' 7" W 606' ALONG 1/16 LINE TO 1/16 POST OR POB. 6.4 A.
AND
P6-12-2A SEC 12 T54N R34W TRIANGULAR PARCEL OF LAND LYING SWLY OF CO RD P-102 FROM SW COR OF NW 1/4 OF NE 1/4. 5.74 A. M/L.
010-262-004-10 COMBINED INTO THIS PARCEL FOR 2017 ROLL

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 12/04/2017
MAP #:
2024 Est TCV 220,980 TCV/TFA: 95.41

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| OTHER | 08/18/2022 | 2022-036-080 | FOUNDATION |
| ALTER | 07/23/2018 | 2018-031-145 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/12/2009 | DATA ENTER |
| KH | 09/20/2010 | INSPECTED |
| TH | 10/26/2010 | DATA ENTER |

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 12.140 Acres | | 2,094 | 100 | WITH 262-004-10 | 25,424 |
| | | | 12.14 Total Acres | | Total Est. Land Value = | | | 25,424 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 26.42 | 144 | 95 | 3,614 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,614 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,712 | 97,778 | 110,490 | | | 87,141C |
| 2023 | 10,535 | 89,489 | 100,024 | | | 82,992C |
| 2022 | 10,535 | 76,400 | 86,935 | | | 76,866C |
| 2021 | 11,695 | 76,540 | 88,235 | | | 74,411C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1910 | 1970 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 528 S.F.
Crawl: 690 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 34
Floor Area: 2,316
Total Base New : 293,955 E.C.F.
Total Depr Cost: 194,011 X 0.983
Estimated T.C.V: 190,712

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 105 | WCP (1 Story) |

**(17) Garage**

Year Built: 1910
Car Capacity: 2
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 1
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1910
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1218 SF Floor Area = 2316 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 | Mich Bsmnt. | 528 | | |
| 2 Story | Siding | Crawl Space | 330 | | |
| 2 Story | Siding | Crawl Space | 240 | | |
| 1 Story | Siding | Crawl Space | 120 | | |
| | | | Total: | 231,454 | 154,805 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 2,939 |
| Water Well, 50 Feet | 1 | 2,530 | 1,670 |
| Porches | | | |
| WCP (1 Story) | 105 | 4,365 | 2,881 |
| Garages | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 960 | 28,397 | 18,742 |
| Door Opener | 2 | 949 | 626 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 576 | 21,807 | 14,393 |
| | Totals: | 293,955 | 194,011 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 190,712

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Equestrian Lean-Tos | | | | |
| Year Built | 2022 | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Cheap | | | | |
| # of Walls, Perimeter | 4 Wall, 40 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 12 x 8 = 96 | | | | |
| Cost New | $ 1,303 | | | | |
| Phy./Func./Econ. %Good | 96/100/100 96.0 | | | | |
| Depreciated Cost | $ 1,251 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 96 | | | | |
| Est. True Cash Value | $ 1,230 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 1230 / All Cards: 1230 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| MACKRAIN JOHN C AND BYKKON | BATES CHRISTOPHER | 155,000 | 08/17/2016 | WD | 03-ARM'S LENGTH | 2016/04020 | DEED | 100.0 |
| BRINKMAN EARL R & CHARLOTT | MACKRAIN JOHN C | 155,000 | 09/12/2008 | WD | 03-ARM'S LENGTH | 2008/05297 | DEED | 100.0 |
| | | 60,000 | 11/01/1998 | WD | 03-ARM'S LENGTH | 145:780 | DEED | 0.0 |
| | | | | | | | | |

Property Address
46687 PARADISE RD

Owner's Name/Address
BATES CHRISTOPHER
46687 PARADISE RD
HOUGHTON MI 49931

Tax Description
P6-12-5
SEC 12 T54N R34W PART OF SW 1/4 OF NE 1/4;
BEG AT NW COR OF SW 1/4 OF NE 1/4, TH S'LY 471.8' TO POB;TH N 78 DEG 53' E 771.2' TO PT ON W LINE OF HWY AKA PARADISE RD WH IS NE COR OF TRACT TO BE DESC BEG AT PT ON N & S C/L 471.8' S OF NW COR OF SW 1/4 OF NE 1/4 OF SD SEC TH S 362.2' TO SW COR OF SD TRACT, TH N 80 DEG 5' 53" E 933.6' TO HWY, TH NW'LY ALONG SD HWY TO NE COR OF SD TRACT. 6.50 ACRES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 09/26/2016
MAP #:
2024 Est TCV 192,394 TCV/TFA: 146.64

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/20/2010 | INSPECTED |
| TH | 10/26/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 6.500 Acres | | 5,596 | 100 | | 36,375 |
| | | | 6.50 Total Acres | | | Total Est. Land Value = | | 36,375 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame/Conc. | 28.54 | 600 | 46 | 7,877 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,877 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 18,188 | 78,009 | 96,197 | | | 75,659C |
| 2023 | 13,625 | 71,463 | 85,088 | | | 72,057C |
| 2022 | 13,625 | 62,697 | 76,322 | | | 68,626C |
| 2021 | 12,955 | 62,570 | 75,525 | | | 66,434C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 3/4

| Yr Built | Remodeled |
|---|---|
| 1908 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 750 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,312
Total Base New : 212,259 E.C.F.
Total Depr Cost: 150,704 X 0.983
Estimated T.C.V: 148,142

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 150 | WGEP (1 Story) |
| 48 | WGEP (1 Story) |
| 76 | Treated Wood |

**(17) Garage**

Year Built: 2005
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: 848
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 Cls CD Blt 1908
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 750 SF Floor Area = 1312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 750 | | |
| | | | Total: | 154,409 | 109,630 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,804 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,162 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,796 |
| Porches | | | | | |
| WGEP (1 Story) | | | 150 | 11,139 | 7,909 |
| WGEP (1 Story) | | | 48 | 5,340 | 3,791 |
| Deck | | | | | |
| Treated Wood | | | 76 | 2,098 | 1,490 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 848 | 31,842 | 22,608 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,866 |
| Door Opener | | | 1 | 535 | 380 |
| | | | Totals: | 212,259 | 150,704 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 148,142

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-009-00 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. |
|---|---|---|---|---|---|---|---|---|
| BROKAW ALAN J & MARIANNE A | SIDORTSOVA ROMAN V & STEFA | 329,000 | 08/21/2019 | WD | 03-ARM'S LENGTH | 2019/04277 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46434 PARADISE RD

Owner's Name/Address

SIDORTSOVA ROMAN V & STEFANIE L
46434 PARADISE RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/11/2019

MAP #:

2024 Est TCV 399,900 TCV/TFA: 264.13

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 38 ACRES | | | 37.88 Acres | | 2200 | 100 | | 83,336 |
| | | | 37.88 Total Acres | | | Total Est. Land Value = | | 83,336 |

Tax Description

P6-12-8 SEC 12 T54N R34W THAT PART OF SE 1/4 OF NE 1/4 & NE 1/4 OF SE 1/4 LYING E OF HWY EXCEPT THE N 730' OF THE SE 1/4 OF NE 1/4 ON CODE # P6-12-8A & P6-12-8B
37.88 A

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/20/2010 | INSPECTED |
| TH | 10/26/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,668 | 158,282 | 199,950 | | | 168,976C |
| 2023 | 36,744 | 144,253 | 180,997 | | | 160,930C |
| 2022 | 36,744 | 126,368 | 163,112 | | | 153,267C |
| 2021 | 36,744 | 126,605 | 163,349 | | | 148,371C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 1991 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| | Gable | X | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 825 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 588 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | 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 |
| X | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| 1 | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage 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 |

**(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 |

Class: BC
Effec. Age: 14
Floor Area: 1,514
Total Base New : 374,463 E.C.F.
Total Depr Cost: 322,039 X 0.983
Estimated T.C.V: 316,564

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 154 | WGEP (1 Story) |
| 120 | WGEP (1 Story) |
| 120 | Treated Wood |
| 36 | Treated Wood |
| 55 | Treated Wood |
| 264 | Treated Wood |

**(17) Garage**

Year Built: 1991
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: 584
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 1991
(11) Heating System: Heat Pump
Ground Area = 825 SF Floor Area = 1514 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Basement | 689 | | |
| 1 Story | Siding | Basement | 136 | | |
| | | | Total: | 248,917 | 214,069 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 588 | 30,835 | 26,518 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 4,480 | 3,853 |
| Extra Toilet | | | 1 | 2,146 | 1,846 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 4,744 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,459 |
| Porches | | | | | |
| WGEP (1 Story) | | | 154 | 15,354 | 13,204 |
| WGEP (1 Story) | | | 120 | 13,160 | 11,318 |
| Deck | | | | | |
| Treated Wood | | | 120 | 3,056 | 2,628 |
| Treated Wood | | | 36 | 1,563 | 1,344 |
| Treated Wood | | | 55 | 1,930 | 1,660 |
| Treated Wood | | | 264 | 5,156 | 4,434 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 584 | 31,746 | 27,302 |
| Common Wall: 1 Wall | | | 1 | -3,051 | -2,624 |
| Door Opener | | | 1 | 669 | 575 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-009-50 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. |
|---|---|---|---|---|---|---|---|---|
| CHOPP RODNEY & BRADLEY | CHOPP BRADLEY S | 0 | 12/29/2023 | QC | 09-FAMILY | 2024/00022 | PROPERTY TRANSFER | 0.0 |
| CHOPP RODNEY & MARY | CHOPP RODNEY & BRADLEY | 0 | 12/29/2014 | QC | 09-FAMILY | 2014/06467 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46641 PILGRIM RD

**Owner's Name/Address**

CHOPP BRADLEY S
CHOPP RODNEY & BRADLEY; LB
46641 PILGRIM RD
HOUGHTON MI 49931

**Tax Description**

P6-12-8B SEC 12 T54N - R34W THE N 730' OF SE 1/4 OF NE 1/4 IN SEC 12 LYING E OF COUNTY RD P-102 & EXCEPT & EXCLUDING THE MOST NLY 331' THEREOF, SUBJECT TO A STRIP 25' IN WIDTH ALONG E BOUNDARY OF SAID RD. 12.09 A M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 279,595 TCV/TFA: 249.64

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| POLE BARN | 06/22/2016 | 2016-010-023 | COMPLETE |
| HOUSE | 07/10/2014 | 14-129 | COMPLETE |
| POLE BARN | 07/10/2014 | 14-128 | COMPLETE |
| | | | |

X Improved [ ] Vacant

**Public Improvements**

- [ ] Dirt Road
- [ ] Gravel Road
- [X] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [X] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

**Topography of Site**

- [X] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 13 ACRE | | | 12.09 Acres | | 4000 | 100 | | 48,360 |
| | | | 12.09 Total Acres | | | | Total Est. Land Value = | 48,360 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.95 | 180 | 95 | 4,266 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,266 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,180 | 115,618 | 139,798 | | | 86,081C |
| 2023 | 18,135 | 105,382 | 123,517 | | | 81,982C |
| 2022 | 18,135 | 92,297 | 110,432 | | | 78,079C |
| 2021 | 14,508 | 91,455 | 105,963 | | | 75,585C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2014 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1120 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 5
Floor Area: 1,120
Total Base New : 229,137 E.C.F.
Total Depr Cost: 217,681 X 0.983
Estimated T.C.V: 213,980

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 20 | CPP |
| 55 | CCP (1 Story) |
| 170 | Treated Wood |

**(17) Garage**

Year Built: 2014
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: 1536
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 480
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2014
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,120 | | |
| | | | Total: | 164,291 | 156,076 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,523 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,498 |
| Porches | | | | | |
| CCP (1 Story) | | | 55 | 1,605 | 1,525 |
| CPP | | | 20 | 547 | 520 |
| Deck | | | | | |
| Treated Wood | | | 170 | 3,641 | 3,459 |
| Garages | | | | | |
| Class: C Exterior: Pole (Unfinished) | | | | | |
| Base Cost | | | 1536 | 36,265 | 34,452 |
| Carports | | | | | |
| Comp.Shingle | | | 480 | 7,699 | 7,314 |
| Comp.Shingle | | | 480 | 7,699 | 7,314 |
| | | | Totals: | 229,137 | 217,681 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 213,980

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | 2016 | | | | |
| Class/Construction | D,Frame | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | 4 Wall, 72 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 22 x 14 = 308 | | | | |
| Cost New | $ 14,057 | | | | |
| Phy./Func./Econ. %Good | 94/100/100 94.0 | | | | |
| Depreciated Cost | $ 13,214 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 94 | | | | |
| Est. True Cash Value | $ 12,989 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 12989 / All Cards: 12989 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-010-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 46735 PILGRIM RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | PAVILLION | 06/23/2014 | 14-096 | COMPLETE |
| | P.R.E. 100% 07/22/2008 | | HOUSE | 06/05/2007 | 07-123 | FOUNDATION |
| Owner's Name/Address | MAP #: | | GARAGE | 06/05/2007 | 07-122 | FOUNDATION |
| HALLER TRUST ELOISE<br>46735 PILGRIM RD<br>HOUGHTON MI 49931 | 2024 Est TCV 903,982 TCV/TFA: 227.88 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 10.030 Acres | | 4,494 | 100 | | 45,072 |
| | | | 10.03 Total Acres | | Total Est. Land Value = | | | 45,072 |

Tax Description

P6-12-8A SEC 12 T54N R34W
N 331' OF THE SE 1/4 OF NE 1/4. 10.03 A.

Comments/Influences

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/16/2010 | INSPECTED |
| TH | 10/26/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,536 | 429,455 | 451,991 | | | 245,536C |
| 2023 | 16,030 | 391,398 | 407,428 | | | 233,844C |
| 2022 | 16,030 | 342,646 | 358,676 | | | 222,709C |
| 2021 | 19,012 | 343,462 | 362,474 | | | 215,595C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2007 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 4 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Dryvit |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other: Hardwood
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1607 S.F.
Crawl: 753 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 804 | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: BC
Effec. Age: 7
Floor Area: 3,967
Total Base New : 900,589 E.C.F.
Total Depr Cost: 854,614 X 0.983
Estimated T.C.V: 840,086

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 154 | WGEP (1 Story) |
| 35 | WGEP (1 Story) |
| 189 | WGEP (1 Story) |
| 144 | Treated Wood |

**(17) Garage**

Year Built: 2007
Car Capacity:
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: 900
% Good: 95
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 2007
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 2360 SF Floor Area = 3967 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Brick | Crawl Space | 753 | | | *9 |
| 2 Story | Brick | Basement | 1,607 | | | *9 |
| | | | Total: | 618,110 | 586,260 | |
| Other Additions/Adjustments | | | | | | |
| Basement Living Area | | | 804 | 42,162 | 40,054 | |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 3,341 | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 2 | 13,373 | 12,704 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,240 | |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,716 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 154 | 15,354 | 14,586 | *9 |
| WGEP (1 Story) | | | 35 | 5,938 | 5,641 | *9 |
| WGEP (1 Story) | | | 189 | 17,685 | 16,801 | *9 |
| Deck | | | | | | |
| Treated Wood | | | 144 | 3,460 | 3,287 | *9 |
| Garages | | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 900 | 43,110 | 40,954 | *9 |
| Common Wall: 1 Wall | | | 1 | -3,051 | -2,898 | |
| Door Opener | | | 1 | 669 | 636 | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Storage Over Garage | | | 1768 | 31,099 | 29,544 | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: PAVILLION
Calculator Occupancy: Apartment

Class: C
Floor Area
Gross Bldg Area
Stories Above Grd
Average Sty Hght
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 15
Physical %Good: 74
Func. %Good : 100
Economic %Good: 100

2014 Year Built
Remodeled

Overall Bldg
Height

Comments:
2014 (14 X 40)
PAVILLION

Construction Cost

| | High | | Above Ave. | | Ave. | X | Low |
|---|---|---|---|---|---|---|---|

** ** 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:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type:

Cost Estimate over-riden by Assessor. Flat value of 19,150 used

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV of Bldg: 1 = 18,824

(1) Excavation/Site Prep:

(2) Foundation:

| | Footings | | | | |
|---|---|---|---|---|---|
| X | Poured Conc. | | Brick/Stone | | Block |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | |
|---|---|---|---|---|---|
| | Many<br>Above Ave. | | Average<br>Typical | | Few<br>None |

| | | | |
|---|---|---|---|
| | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets | | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas<br>Oil | | Coal<br>Stoker | | Hand Fired<br>Boiler |

(11) Electric and Lighting:

| Outlets: | | Fixtures: |
|---|---|---|
| Few<br>Average<br>Many<br>Unfinished<br>Typical | | Few<br>Average<br>Many<br>Unfinished<br>Typical |
| Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct | | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | Thickness | | Bsmnt Insul. |
|---|---|---|---|

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-011-00 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 |
|---|---|---|---|---|---|---|
| PARADISE RD OFF | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| WISLEY ELAINE & RICHARD<br>705 RANDALL DR<br>TROY MI 48085 | 2024 Est TCV 68,000 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| | Public Improvements |
|---|---|
| | 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 |

| Who | When | What |
|---|---|---|

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 34,000 | 0 | 34,000 | | | 3,572C |
| 2023 | 22,000 | 0 | 22,000 | | | 3,402C |
| 2022 | 22,000 | 0 | 22,000 | | | 3,240C |
| 2021 | 22,000 | 0 | 22,000 | | | 3,137C |

Tax Description

P6-12-9 SEC 12 T54N R34W S 1/2 OF NE 1/4 OF NW 1/4. 20 A.

Comments/Influences

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| MILI KOWALSKI MICHELLE C | KOWALSKI DANIEL J | 0 | 10/27/2015 | QC | 09-FAMILY | 2015/05822 | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46965 PARADISE RD

**Owner's Name/Address**

KOWALSKI DANIEL J
46965 PARADISE RD
HOUGHTON MI 49931

**Tax Description**

P6-12-10 SEC 12 T54N R34W PART OF THE N 1/2 OF NE 1/4 OF NW 1/4 D/F: COM AT N 1/4 COR OF SEC 12, TH S 00 DEG 29'39" E ALG N-S 1/4 LN OF SEC 12 416.05' TO NAIL IN C/L OF PARADISE RD & POB; TH S 00 DEG 29'39" E 245.38';TH N 88 DEG 41'32" W 1295.71' TO PIN; TH N 02 DEG 44'49" W 380.18' TO REBAR; TH S 84 DEG 37'24" E 1291.51' TO PK NAIL IN C/L OF PARADISE RD; TH S 30 DEG 51'54" E ALG C/L OF SD RD 50' TO POB.
9.93 AC M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/09/2015

MAP #:

2024 Est TCV 259,291 TCV/TFA: 146.66

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[X] Improved [ ] Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/20/2010 | INSPECTED |
| TH | 10/26/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 9.930 Acres | | 4,516 | 100 | | 44,848 |
| | | | 9.93 Total Acres | | Total Est. Land Value = | | | 44,848 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.69 | 96 | 62 | 1,529 |
| Wood Frame | 30.53 | 64 | 52 | 1,016 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,545 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,424 | 107,222 | 129,646 | | | 67,498C |
| 2023 | 15,954 | 97,852 | 113,806 | | | 64,284C |
| 2022 | 15,954 | 85,749 | 101,703 | | | 61,223C |
| 2021 | 18,871 | 85,832 | 104,703 | | | 59,268C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1999 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1768 S.F.
Slab: 0 S.F.
Height to Joists: 2.5

**(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:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: CD
Effec. Age: 17
Floor Area: 1,768
Total Base New : 267,319 E.C.F.
Total Depr Cost: 215,563 X 0.983
Estimated T.C.V: 211,898

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 495 | WGEP (1 Story) |
| 462 | Treated Wood |
| 212 | Treated Wood |

**(17) Garage**

Year Built: 1999
Car Capacity: 2
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: 97
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1999
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1768 SF Floor Area = 1768 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 | Crawl Space | 1,768 | | | |
| | | | Total: | 188,497 | 156,451 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 3,136 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,696 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,100 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 495 | 28,849 | 16,444 | *5 |
| Deck | | | | | | |
| Treated Wood | | | 462 | 6,856 | 3,222 | *4 |
| Treated Wood | | | 212 | 4,115 | 3,415 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 720 | 25,603 | 24,835 | *9 |
| Door Opener | | | 1 | 535 | 519 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,103 | 1,745 | |
| | | | Totals: | 267,319 | 215,563 | |

Notes: PREFAB
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 211,898

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-012-50 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. |
|---|---|---|---|---|---|---|---|---|
| KOWALSKI RICHARD, JEAN, DA | PAPKE RONALD & BONITA | 0 | 09/14/1999 | WD | 03-ARM'S LENGTH | 148/447 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46985 PARADISE RD

**Owner's Name/Address**

PAPKE RONALD & BONITA SUE
46985 PARADISE RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/17/1994

MAP #:

2024 Est TCV 384,920 TCV/TFA: 112.03

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Tax Description**

P6-12-10A SEC 12 T54N R34W PAR OF LAND IN N 1/2 OF NE 1/4 OF NW 1/4OF SEC 12 D/F: COMM AT N 1/4 COR OF SEC 12, TH S 00 DEG 29'39" E ALG N-S 1/4 LN OF SEC 12 416.05' TO PK NAIL IN C/L OF PARADISE RD; TH N 30 DEG 51'54" W ALG SDC/L 50' TO PK NAIL; TH N 84 DEG 37'24" W 1291.51' TO REBAR; TH N 02 DEG 44'49" W 282.70' TO IRON PIN ON N LN OF SD SEC 12TH S 88 DEG 41'15" E ALG N LN OF SD SEC 12, 1321.79' TO POB; ALSO EXC BEG @ N 1/4 COR; TH S 00 DEG 29'39" E 416.05' TO PK NAIL IN C/L OF PARADISE RD; TH N 30 DEG 51'54" W ALG C/L OF PARADISE RD 50' TO PK NAIL; TH N 29 DEG 31'39" W ALG SD C/L 434.79' TO I PIN ON N SEC LN; TH S 88 DEG 41'15" E ALG N LN 236.40' TO POB. (8.81 A M/L) EXC COM N 1/4 CO OF SEC 12, TH S 0 DEG 29' 39" E ALG N-S 1/4 LINE OF SEC 12 416.05' TO PK NAIL IN CTR LINE OF PARADISE RD (CO RD 102); TH N 30 DEG 51' 54" W ALG CTRLINE OF RD TO POB; TH N ***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/20/2010 | INSPECTED |
| TH | 10/26/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 3.190 Acres | | 7,762 | 100 | | 24,760 |
| | | | 3.19 Total Acres | | Total Est. Land Value = | | | 24,760 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.97 | 216 | 95 | 4,919 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,919 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,380 | 180,080 | 192,460 | | | 87,639C |
| 2023 | 10,785 | 164,358 | 175,143 | | | 83,466C |
| 2022 | 10,785 | 144,038 | 154,823 | | | 79,492C |
| 2021 | 10,595 | 119,016 | 129,611 | | | 76,953C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 1990 | 1998 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 1500 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 2,340
Total Base New : 289,208 E.C.F.
Total Depr Cost: 248,719 X 0.983
Estimated T.C.V: 244,491

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 100 | WGEP (1 Story) |
| 80 | Treated Wood |
| 120 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 1990
(11) Heating System: Forced Hot Water
Ground Area = 1500 SF Floor Area = 2340 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 | 840 | | | *8 |
| 1 Story | Siding | Crawl Space | 660 | | | *8 |
| | | | Total: | 267,250 | 229,836 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 100 | 9,468 | 8,142 | *8 |
| Deck | | | | | | |
| Treated Wood | | | 80 | 2,216 | 1,906 | |
| Treated Wood | | | 120 | 2,884 | 2,480 | |
| | | | Totals: | 289,208 | 248,719 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 244,491

*** Information herein deemed reliable but not guaranteed***

**Building Type**
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List
- Basement
- 1st Floor
- 2nd Floor
- Bedrooms

**(1) Exterior**
- X Wood/Shingle
- Aluminum/Vinyl
- Brick
- Insulation

**(2) Windows**

| | | | |
|---|---|---|---|
| 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

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable<br>Hip<br>Flat | | Gambrel<br>Mansard<br>Shed |

X Asphalt Shingle

Chimney: Brick

**(3) Roof (cont.)**
- Eavestrough
- Insulation
- 0 Front Overhang
- 0 Other Overhang

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall<br>Paneled | | Plaster<br>Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1096 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas<br>Wood | | Oil<br>Coal | | Elec.<br>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
- X Wall/Floor Furnace
- Forced Heat & Cool
- Heat Pump
- No Heating/Cooling

- Central Air
- Wood Furnace

**(12) Electric**

0 Amps Service

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**
- 1 Average Fixture(s)
- 3 Fixture Bath
- 2 Fixture Bath
- Softener, Auto
- Softener, Manual
- Solar Water Heat
- No Plumbing
- Extra Toilet
- Extra Sink
- Separate Shower
- Ceramic Tile Floor
- Ceramic Tile Wains
- Ceramic Tub Alcove
- Vent Fan

**(14) Water/Sewer**
- Public Water
- Public Sewer
- Water Well
- 1000 Gal Septic
- 2000 Gal Septic

Lump Sum Items:

**(15) Built-ins**
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

**(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

Class: C
Effec. Age: 31
Floor Area: 1,096
Total Base New : 163,283 E.C.F.
Total Depr Cost: 112,665 X 0.983
Estimated T.C.V: 110,750

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 704
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 0
(11) Heating System: Wall/Floor Furnace
Ground Area = 1096 SF Floor Area = 1096 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 | Slab | 896 | | |
| 1 Story | Siding | Slab | 200 | | |
| | | | Total: | 137,406 | 94,810 |

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

| | | | |
|---|---|---|---|
| Base Cost | 704 | 27,970 | 19,299 |
| Common Wall: 1 Wall | 1 | -2,628 | -1,813 |
| Door Opener | 1 | 535 | 369 |
| | Totals: | 163,283 | 112,665 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 110,750

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-012-60 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 | 12/01/2004 | WD | 03-ARM'S LENGTH | 166:1112 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

PARADISE RD

Owner's Name/Address

KOWALSKI SUSAN C
46774 SCOUT CAMP RD
ATLANTIC MINE MI 49905

Tax Description

P6-12-10A1 SEC 12 T54N R34W
PRT OF N 1/2 OF NE 1/4 OF NW 1/4 BEG @ N 1/4 COR; TH S 00 DEG 29'39" E ALG N/S 1/4 LN 416.05' TO PK NAIL IN C/L OF PARADISE RD; TH N 30 DEG 51'54" W ALG C/L OF SD RD 50' TO PK NAIL; TH N 29 DEG 31'39" W ALG SD C/L 434.79' TO PIN ON N LN OF SEC 12; TH S 88 DEG 41'15" E ALG N LN 236.40' TO POB. 1.13 AC M/L (.81 AC M/L EXCLUDING RD ROW)

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 14,300

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.130 Acres | | 12,655 | 100 | | 14,300 |
| | | | 1.13 Total Acres | | Total Est. Land Value = | | | 14,300 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | 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 | 7,150 | 0 | 7,150 | | | 4,649C |
| 2023 | 5,433 | 0 | 5,433 | | | 4,428C |
| 2022 | 5,433 | 0 | 5,433 | | | 4,218C |
| 2021 | 6,390 | 0 | 6,390 | | | 4,084C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-012-70 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. |
|---|---|---|---|---|---|---|---|---|
| SOMERO AARON J & AMY M | MINERICK ROBERT & ADRIENNE | 127,000 | 10/07/2016 | WD | 03-ARM'S LENGTH | 2016/05146 | DEED | 100.0 |
| PAPKE RONALD W & BONITA SU | SOMERO AARON J & AMY M | 15,000 | 12/05/2008 | WD | 03-ARM'S LENGTH | 2008/06720 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46937 PARADISE RD

Owner's Name/Address

MINERICK ROBERT & ADRIENNE
1401 MAPLE SUGAR LANE
HOUGHTON MI 49931

Tax Description

P6-12-10A1
SEC 12 T54N R34W
PAR OF LAND IN N 1/2 OF NE 1/4 OF NW 1/4OF SEC 12 D/F: COMM AT N 1/4 COR OF SEC 12, TH S 00 DEG 29'39" E ALG N-S 1/4 LN OF SEC 12 416.05' TO PK NAIL IN C/L OF PARADISE RD; TH N 30 DEG 51'54" W ALG SDC/L 50' TO PK NAIL; TH N 84 DEG 37'24" W 490.25' TO POB; TH N 84 DEG 37' 24" W 801.26'; TH N 2 DEG 44' 49" W 282.70' TO PIPE; TH S 88 DEG 41' 15" E 620.49'; TH S 29 DEG 30' 47" E 394.80' TO POB.
3.19 A. M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 0%
MAP #:
2024 Est TCV 200,198 TCV/TFA: 160.42

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 10/14/2009 | 09-273 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/28/2010 | INSPECTED |
| TH | 12/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 3.190 Acres | | 7,762 | 100 | | 24,760 |
| | | | 3.19 Total Acres | | Total Est. Land Value = | | | 24,760 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,380 | 87,719 | 100,099 | | | 74,850C |
| 2023 | 10,785 | 79,853 | 90,638 | | | 71,286C |
| 2022 | 10,785 | 69,952 | 80,737 | | | 67,892C |
| 2021 | 10,595 | 70,086 | 80,681 | | | 65,724C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 +

| Yr Built | Remodeled |
|---|---|
| 2009 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1248 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | No Heating/Cooling |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 5
Floor Area: 1,248
Total Base New : 186,208 E.C.F.
Total Depr Cost: 178,472 X 0.983
Estimated T.C.V: 175,438

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built: 2009
Car Capacity: 2
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 624
% Good: 95
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 + Cls C Blt 2009
(11) Heating System: No Heating/Cooling
Ground Area = 1248 SF Floor Area = 1248 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 | 1,248 | | | *9 |
| | | | Total: | 147,438 | 141,541 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,571 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,524 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Finished) | | | | | | |
| Base Cost | | | 624 | 28,348 | 26,931 | |
| Door Opener | | | 1 | 535 | 508 | |
| Fireplaces | | | | | | |
| Wood Stove | | | 1 | 2,497 | 2,397 | |
| | | | Totals: | 186,208 | 178,472 | |

Notes: WOOD STOVE ON MAIN
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 175,438

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| LAKE SUPERIOR TIMBERLANDS | KANGAS DANIEL | 99,900 | 07/01/2021 | CD | 03-ARM'S LENGTH | 2021/04464 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

KANGAS DANIEL
47212 MAIN ST
HOUGHTON MI 49931

Tax Description

P6-12-11
SEC 12 T54N R34W W 1/2 OF NW 1/4 80.00 ACRES

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-013-50 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. |
|---|---|---|---|---|---|---|---|---|
| HOVEL JOSEPH P & MARY E TR | KEWEENAW LAND TRUST INC | 504,000 | 08/28/2014 | WD | 03-ARM'S LENGTH | 2014/04549 | DEED | 100.0 |
| LAKE SUPERIOR TIMBERLANDS, | HOVEL JOSEPH P & MARY E TF | 1 | 09/25/2009 | CD | 03-ARM'S LENGTH | 2009/05916 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

KEWEENAW LAND TRUST INC
49902 LIMERICK ST
HANCOCK MI 49930

Tax Description

P6-12-11A SEC 12 T54N R34W S 1/2 OF SE 1/4. 80 A.

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

Public Improvements

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

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| JOHNSON JOYCE | WISLEY DAVID & STACEY | 37,765 | 02/13/2019 | WD | 03-ARM'S LENGTH | 2019/00917 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| PARADISE RD OFF | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| WISLEY DAVID & STACEY<br>3400 SPICEWOOD DR<br>PROSPER TX 75078 | 2024 Est TCV 65,954 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 19.070 Acres | | 3,459 | 100 | | 65,954 |
| | | | 19.07 Total Acres | | Total Est. Land Value = | | | 65,954 |

Tax Description

P6-12-12
SEC 12 T54N R34W
N 1/2 OF SE 1/4 OF NW 1/4.

Comments/Influences

| | Public Improvements |
|---|---|
| | 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 |

| Who | When | What |
|---|---|---|

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,977 | 0 | 32,977 | | | 22,904C |
| 2023 | 21,814 | 0 | 21,814 | | | 21,814S |
| 2022 | 21,814 | 0 | 21,814 | | | 21,814S |
| 2021 | 21,814 | 0 | 21,814 | | | 21,814S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-COMMON | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| FRUE ST | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 06/17/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| GESHEL LORI J<br>19880 FRUE ST<br>DODGEVILLE MI 49921 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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

Tax Description

P6-12-16 SEC 12 T54N R34W PAR OF LAND D/F BEG AT NW COR OF NW 1/4OF SW 1/4 RUN E 20.71' TH S 46 DEG E 783.96' TH S 44 DEG W 841.62' TH N ALONGTHE W LINE OF SAID SEC TO POB BEING PARTOF THE NW 1/4 OF SW 1/4. 7.87 A.
ASSESSED WITH 010-261-401-17 AS OF 2023

Comments/Influences

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 7.870 Acres | | 5,132 | 100 | | 40,385 |
| | | | 7.87 Total Acres | | | Total Est. Land Value = | | 40,385 |

| 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 | 14,580 | 0 | 14,580 | | | 804C |
| 2021 | 15,053 | 0 | 15,053 | | | 779C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**
20010 HAAPAPURO RD

**Owner's Name/Address**
HAAPAPURO BRUCE E & CAROL
20010 HAAPAPURO RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**
HAAPAPURO BRUCE E & CAROL
20010 HAAPAPURO RD
HOUGHTON MI 49931

**Tax Description**
SEC 12 T54N R34W SW 1/4 OF SW 1/4
010-262-019-00 COMBINED INTO THIS PARCEL FOR 2022

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/19/1994
MAP #:
2024 Est TCV 306,804 TCV/TFA: 144.31

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/16/2010 | INSPECTED |
| TH | 10/26/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 39.700 Acres | | 2,114 | 100 | | 83,910 |
| | | | 39.70 Total Acres | | Total Est. Land Value = | | | 83,910 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Ren. Conc. | 8.00 | 284 | 84 | 1,908 |
| Wood Frame | 22.50 | 360 | 64 | 5,184 |
| Wood Frame | 34.33 | 64 | 64 | 1,406 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,498 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,955 | 111,447 | 153,402 | | | 82,893C |
| 2023 | 37,760 | 101,810 | 139,570 | | | 78,946C |
| 2022 | 37,760 | 89,222 | 126,982 | | | 75,187C |
| 2021 | 6,000 | 89,184 | 95,184 | | | 55,097C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1971 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | 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 | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Carpeted
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1146 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 800 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 1,146
Total Base New : 245,672 E.C.F.
Total Depr Cost: 169,514 X 0.983
Estimated T.C.V: 166,632

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 48 | WGEP (1 Story) |
| 12 | CPP |

**(17) Garage**

Year Built: 1975
Car Capacity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1971
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1146 SF Floor Area = 1146 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 | 1,146 | | |
| | | | Total: | 167,550 | 115,610 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 800 | 28,072 | 19,370 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,728 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,099 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,814 |
| Porches | | | | | |
| WGEP (1 Story) | | | 48 | 5,819 | 4,015 |
| CPP | | | 12 | 328 | 226 |
| Garages | | | | | |
| Class: C Exterior: Block Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 768 | 30,966 | 21,367 |
| | | | Totals: | 245,672 | 169,514 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 166,632

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Poor

**Room List**

| | |
|---|---|
| | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other: Hardwood
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Plaster |

**(7) Excavation**

Basement: 836 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas Wood | X | Oil Coal | | Elec. Steam | |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| X | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 59
Floor Area: 980
Total Base New : 116,705 E.C.F.
Total Depr Cost: 36,762 X 0.983
Estimated T.C.V: 36,137

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family COLONIAL Cls D Blt 1900
(11) Heating System: Space Heater
Ground Area = 836 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/70/100/100/31.5
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 576 | | |
| 1 Story | Siding | Basement | 260 | | |
| | | | Total: | 110,088 | 34,678 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,172 | 1,314 |
| Water Well, 50 Feet | 1 | 2,445 | 770 |
| | Totals: | 116,705 | 36,762 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 36,137

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | | | | |
| Year Built | | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Low Cost | | | | |
| # of Walls, Perimeter | 4 Wall, 132 | | | | |
| Height | 14 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 40 x 26 = 1040 | | | | |
| Cost New | $ 24,139 | | | | |
| Phy./Func./Econ. %Good | 49/100/100 49.0 | | | | |
| Depreciated Cost | $ 11,828 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 49 | | | | |
| Est. True Cash Value | $ 11,627 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 11627 / All Cards: 11627 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-304-00 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 |
|---|---|---|---|---|---|---|
| PARADISE RD OFF | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 01/22/2024 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ROSSITTO JUSTIN E<br>46637 PARADISE RD<br>HOUGHTON MI 49931 | 2024 Est TCV 84,550 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| 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 |

Who When What

Tax Description

SEC 12 T54N R34W SE 1/4 OF SW 1/4. 40 A.
&
SEC 13 T54N R34W N 16' OF NW 1/4 OF NW 1/4. .50 A.
PARCELS 010-263-012-00 COMBINED WITH 010-262-021-00 INTO 010-262-304-00 FOR 2024

Comments/Influences

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 40.500 | Acres | 2,088 | 100 | | 84,550 |
| | | | 40.50 | Total Acres | | Total Est. Land Value = | | 84,550 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,275 | 0 | 42,275 | | | 42,275S |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-401-72 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. |
|---|---|---|---|---|---|---|---|---|
| WEISS DONALD & CHRISTINE | GAMBRALL BRANDON L &ANDRUS | 349,000 | 07/15/2022 | WD | 03-ARM'S LENGTH | 2022/03818 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

46411 PARADISE RD

Owner's Name/Address

GAMBRALL BRANDON L &ANDRUS AUSTIN B
46411 PARADISE RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 11/28/2022

MAP #:

2024 Est TCV 286,302 TCV/TFA: 162.67

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

KH 09/20/2010 INSPECTED
TH 10/26/2010 DATA ENTER

Tax Description

PART OF TH N ½ OF SE ¼ SEC 12, T54NR34W, D/F: COMM AT THE SOUTH QUARTER CORNER OF SAID SECTION 12 THENCE N. 00*38'09" E. 1328.79'; TH N 00° 38' 6" . 966.82'; TH S 88° 36' 24" E. 1641.82' TO A POINT ON THE C/L OF PARADISE ROAD; TH S 35° 30'43" E. 125.06'; TO THE POB;
TH ALG TH C/L OF SAID RD FOLLOWING FIVE COURSES: S. 35° 30' 43" E. 104.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT (RADIUS = 2390.99 FEET, DELTA = 11° 56' 18", CHORD BEARS S. 41° 28' 52" E. 497.29 FEET) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT 498.19 FEET; THENCE S. 47° 27' 01" E. 395.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT (RADIUS= 602.07 FEET; DELTA= 18° 51' 39"; CHORD BEARS S. 38° 01' 12" E. 197.30 FEET) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT 198.19 FEET;
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 13.590 Acres | | 3,945 | 100 | | 53,616 |
| | | | 13.59 Total Acres | | Total Est. Land Value = | | | 53,616 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,808 | 116,343 | 143,151 | | | 132,022C |
| 2023 | 19,590 | 106,146 | 125,736 | | | 125,736S |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1990 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Hardwood
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1760 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 1,760
Total Base New : 299,633 E.C.F.
Total Depr Cost: 236,710 X 0.983
Estimated T.C.V: 232,686

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 108 | WGEP (1 Story) |
| 156 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1990
Car Capacity:
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: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1990
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1760 SF Floor Area = 1760 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 | 1,760 | | |
| | | | Total: | 242,025 | 191,200 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 1,979 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,403 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,761 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,077 |
| Porches | | | | | |
| WGEP (1 Story) | | | 108 | 9,995 | 7,896 |
| WGEP (1 Story) | | | 156 | 12,556 | 9,919 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 528 | 22,899 | 18,090 |
| Common Wall: 1/2 Wall | | | 1 | -1,314 | -1,038 |
| Door Opener | | | 1 | 535 | 423 |
| | | | Totals: | 299,633 | 236,710 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 232,686

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-402-10 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 |
|---|
| 46637 PARADISE RD |

| Owner's Name/Address |
|---|
| ROSSITTO JUSTIN E<br>46637 PARADISE RD<br>HOUGHTON MI 49931 |

| Tax Description |
|---|
| SEC 12 T54N R34W<br>S 1/2 OF SE 1/4 OF NW 1/4.<br>& SW ¼<br>& PART OF SW 1/4 OF NE 1/4 D/F START ON N & S CL OF SEC 12 827' S OF NW COR OF SW 1/4 OF NE 1/4, TH S O DEG 26' 40" E 209', TH S 88 DEG 48' 7" E 1131.5' TO HWY ALONG HWY N 37 DEG 48' W 148', TH N 22 DEG 48' 7" W 200', TH S 80 DEG 5' 53" W 933.6' TO POB.<br>& PART OF S 1/2 OF NE 1/4 & N 1/2 OF SE 1/4 D/F COM AT NW COR OF SW 1/4 OF NE 1/4 SEC 12, TH S 1044' TO POB, TH S 650', TH S 88 DEG 21' E 1569' TO HWY, THN 23 DEG 11' W 455', TH N 38 DEG 18' W 475', TH S 89 DEG 48' W 1131.5' TO POB. 20 A.<br>& PART OF NW 1/4 OF SW 1/4 BEG AT NW COR OF NW 1/4 OF SW 1/4 RUN E 20.71' TO POB TH S 46 DEG E 783.96' TH S 44 DEG W 841.62' TO SEC LINE TH S ON SEC LINE TO SW COR OF NW 1/4 OF SW 1/4 TH E ON<br>***BALANCE OF DESCRIPTION ON FILE*** |

| Comments/Influences |
|---|
| |

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| Class: RESIDENTIAL-IMPROV | Zoning: |
|---|---|
| School: HOUGHTON-PORTAGE TWP SCHOOLS | |
| P.R.E. 100% 01/22/2024 | |
| MAP #: | |
| 2024 Est TCV 347,344 TCV/TFA: 163.23 | |

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 10/15/2022 | 2021-031-322 | FOUNDATION |
| OTHER | 05/18/2022 | 2022-031-075 | FOUNDATION |
| HOUSE | 04/05/2021 | 2020-999-159 | FOUNDATION |

| | | |
|---|---|---|
| X | Improved | |
| | Vacant | |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| KH | 09/20/2010 | INSPECTED |
| TH | 10/26/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 119.130 Acres | | 1,800 | 100 | | 214,434 |
| | | | 119.13 Total Acres | | Total Est. Land Value = | | | 214,434 |

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 | 320 | 95 | 3,040 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,040 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 107,217 | 66,455 | 173,672 | | | 173,672S |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1908 | 0 |

Condition: Unsound

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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:
Other:
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 700 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 59
Floor Area: 1,120
Total Base New : 145,966 E.C.F.
Total Depr Cost: 65,685 X 0.983
Estimated T.C.V: 64,568

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 140 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1908
(11) Heating System: Forced Air w/ Ducts
Ground Area = 700 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.75 Story | Siding | Basement | 560 | | |
| 1 Story | Siding | Basement | 140 | | |
| | | | Total: | 128,245 | 57,711 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,004 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,138 |
| Porches | | | | | |
| WGEP (1 Story) | | | 140 | 10,738 | 4,832 |
| | | | Totals: | 145,966 | 65,685 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 64,568

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 2
Floor Area:
Total Base New : 70,673 E.C.F.
Total Depr Cost: 66,431 X 0.983
Estimated T.C.V: 65,302

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 25 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home PARK MODEL Cls Average Blt 0
(11) Heating System: Wall Furnace
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 1008 | | |
| | | | Total: | 56,343 | 52,961 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,475 |
| Water Well, 150 Feet | | | 1 | 8,411 | 7,906 |
| Deck | | | | | |
| Treated Wood | | | 25 | 1,158 | 1,089 |
| | | | Totals: | 70,673 | 66,431 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 65,302

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-262-402-83 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. |
|---|---|---|---|---|---|---|---|---|
| WEISS DONALD & CHRISTINE | TERHUNE KURT & LAURIE | 120,000 | 07/15/2022 | WD | 03-ARM'S LENGTH | 2022/04063 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

46453 PARADISE RD

**Owner's Name/Address**

TERHUNE KURT & LAURIE
501 W HOUGHTON AVE
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 81,906

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved | X | Vacant

**Public Improvements**

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

**Tax Description**

PART OF TH N ½ OF SE ¼ SEC 12, T54NR34W, D/F: COMM AT THE SOUTH QUARTER CORNER OF SAID SECTION 12 THENCE N. 00*38'09" E. 1328.79';
TH S. 88° 02' 16" E. 1911.15 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE N ½ OF SE ¼ OF SAID SECTION 12; TH N. 47° 16' 36" W. 514.21'; TH N. 85° 01' 00" W. 78.74 FEET; TH N. 33° 00' 24" W. 124.64'; TH N. 29° 01' 01" W. 387.25 FEET; TH N. 21° 09' 04" W. 113.02'; TH S. 88° 36' 24" E. 567.60' TO A POINT ON THE C/L OF COUNTY ROAD P-102; TH N. 35° 30' 43" W. 125.006' ALONG THE C/L OF SAID COUNTY ROAD; TH N. 88° 36' 24" W. 1641.82';
TH S. 00° 38' 16" W. 966.82' TO POB OF THIS DESCRIPTION. CONTAINS 33.02 ACRES, MOL
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 33.020 Acres | | 2,480 | 100 | | 81,906 |
| | | | 33.02 Total Acres | | Total Est. Land Value = | | | 81,906 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,953 | 0 | 40,953 | | | 34,036C |
| 2023 | 32,416 | 0 | 32,416 | | | 32,416S |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| STRIGENZ ANTHONY J & ELIZABETH; EST<br>ESTATE OF<br>296 BOYD ST<br>FOND DU LAC WI 54935 | 2024 Est TCV 30,000 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 5.000 Acres | | 6,000 | 100 | | 30,000 |
| | | | 5.00 Total Acres | | Total Est. Land Value = | | | 30,000 |

Taxpayer's Name/Address

STRIGENZ MARK
8444 RAVENSWOOD CIRCLE
MILWAUKEE WI 53226

Tax Description

P6-13-1 SEC 13 T54N R34W PART OF NE 1/4 OF NE 1/4 D/F THAT PART OF N 198' OF NE 1/4 OF NE 1/4 LYING W OF PILGRIM RIVER. 5 A.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,000 | 0 | 15,000 | | | 1,969C |
| 2023 | 12,500 | 0 | 12,500 | | | 1,876C |
| 2022 | 12,500 | 0 | 12,500 | | | 1,787C |
| 2021 | 11,500 | 0 | 11,500 | | | 1,730C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| KILPELA CHERYL A | SUMMERSETT JANE & WHITE TR | 199,200 | 12/03/2021 | WD | 03-ARM'S LENGTH | 2021/07624 | PROPERTY TRANSFER | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45895 PARADISE RD

Owner's Name/Address

SUMMERSETT JANE & WHITE TRAVIS
55345 TECUMSEH RD
CALUMET MI 49913

Tax Description

P6-13-2 SEC 13 T54N R34W PART OF NE 1/4 OF NE 1/4 D/F, N 1/2 OF NE 1/4 OF NE 1/4 LESS N 198' LYING W OF PILGRIM RIVER. 15 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 173,120 TCV/TFA: 180.33

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| REPAIR/RENOVATE | 07/24/2012 | 12-146 | COMPLETE |
| GARAGE | 11/21/2006 | 06-362 | FOUNDATION |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 15.000 Acres | | 3,800 | 100 | | 57,000 |
| | | | 15.00 Total Acres | | Total Est. Land Value = | | | 57,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Sauna | 6,499.14 | 1 | 70 | 4,549 |
| Wood Frame | 26.59 | 140 | 73 | 2,718 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,267 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,500 | 58,060 | 86,560 | | | 74,676C |
| 2023 | 21,000 | 53,256 | 74,256 | | | 71,120C |
| 2022 | 21,000 | 46,734 | 67,734 | | | 67,734S |
| 2021 | 21,000 | 46,604 | 67,604 | | | 37,810C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 1 | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 768 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| 1 | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 42
Floor Area: 960
Total Base New : 177,343 E.C.F.
Total Depr Cost: 110,736 X 0.983
Estimated T.C.V: 108,853

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 165 | WGEP (1 Story) |
| 60 | WGEP (1 Story) |
| 192 | CPP |
| 21 | CPP |
| 160 | Treated Wood |

**(17) Garage**

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: 88
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.25 Story | Siding | Basement | 768 | | | |
| | | | Total: | 119,146 | 69,103 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| Extra Sink | | | 1 | 762 | 442 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,583 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,467 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 165 | 11,910 | 6,908 | |
| WGEP (1 Story) | | | 60 | 6,160 | 3,573 | |
| CPP | | | 192 | 3,068 | 1,779 | |
| CPP | | | 21 | 542 | 314 | |
| Deck | | | | | | |
| Treated Wood | | | 160 | 3,424 | 2,260 | *6 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 24,278 | 21,365 | *8 |
| Door Opener | | | 2 | 1,070 | 942 | |
| | | | Totals: | 177,343 | 110,736 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 108,853

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| NESSELROAD RONALD | VALENTINE DANIEL & KAREN | 80,000 | 03/01/2022 | WD | 03-ARM'S LENGTH | 2022/01123 | DEED | 100.0 |
| MAKI RUTH & NESSELROAD RON | MAKI RUTH | 0 | 11/24/2014 | QC | 03-ARM'S LENGTH | 2014/06105 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45799 PARADISE RD

Owner's Name/Address

VALENTINE DANIEL & KAREN TRUST
D&K VALENTINE LIVING TRUST
20057 FREDERICK ST
HOUGHTON MI 49931

Tax Description

P6-13-3 SEC 13 T54N R34W
THE S 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SEC 13 T54N R34W
EXCEPT:
TH E 242.00' OF THE N 209' OF THE S 1/2 OF THE NE 1/4 OR THE NE 1/4

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 122,031 TCV/TFA: 108.57

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 12/28/2009 | DATA ENTER |
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 18.840 Acres | | 3,474 | 100 | | 65,448 |
| | | | 18.84 Total Acres | | Total Est. Land Value = | | | 65,448 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,724 | 28,292 | 61,016 | | | 49,617C |
| 2023 | 21,768 | 25,487 | 47,255 | | | 47,255S |
| 2022 | 21,768 | 22,327 | 44,095 | | | 18,059C |
| 2021 | 21,768 | 22,367 | 44,135 | | | 17,483C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Asbestos |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 864 S.F.
Crawl: 110 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 |
| 10 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 57
Floor Area: 1,124
Total Base New : 182,737 E.C.F.
Total Depr Cost: 57,562 X 0.983
Estimated T.C.V: 56,583

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 32 | WGEP (1 Story) |
| 168 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 974 SF Floor Area = 1124 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/70/100/100/31.5
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 264 | | |
| 1 Story | Siding | Crawl Space | 110 | | |
| 1.25 Story | Siding | Basement | 600 | | |
| | | | Total: | 138,174 | 43,524 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 10 | 21,145 | 6,661 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 1,403 |
| Water Well, 50 Feet | | | 1 | 2,530 | 797 |
| Porches | | | | | |
| WGEP (1 Story) | | | 32 | 4,378 | 1,379 |
| WGEP (1 Story) | | | 168 | 12,057 | 3,798 |
| | | | Totals: | 182,737 | 57,562 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 56,583

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-003-50 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. |
|---|---|---|---|---|---|---|---|---|
| MAKI DENNIS E & MAKI JOHN | MAKI RUTH LE & DENNIS | 0 | 11/25/2014 | QC | 03-ARM'S LENGTH | 2014/06106 | DEED | 0.0 |
| MAKI SANDRA L | MAKI DENNIS E | 0 | 12/14/2012 | QC | 09-FAMILY | 2012/07087 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45847 PARADISE RD

Owner's Name/Address

MAKI JOHN & BELINDA
13430 CLAYCO RD
PELKIE MI 49958

Tax Description

P6-13-3A SEC 13 T54N R34W
PART OF THE S 1/2 OF THE NE 1/4 OR THE NE 1/4 DES AS:
TH E 242.00' OF THE N 209' OF THE S 1/2 OF THE NE 1/4 OR THE NE 1/4

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 28,131 TCV/TFA: 27.58

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 10/06/1992 | 92-320 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 1.160 Acres | | 12,586 | 100 | | 14,600 |
| | | | 1.16 Total Acres | | Total Est. Land Value = | | | 14,600 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 7,300 | 13,533 | 20,833 | 14,066M | | 14,066S |
| 2023 | 5,577 | 12,190 | 17,767 | | | 17,070C |
| 2022 | 5,577 | 10,681 | 16,258 | | | 16,258S |
| 2021 | 6,480 | 10,700 | 17,180 | | | 17,180S |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1960 | 1992 |

Condition: Fair

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| X | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 0 S.F.
Crawl: 320 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Low
Effec. Age: 55
Floor Area:
Total Base New : 78,666 E.C.F.
Total Depr Cost: 13,765 X 0.983
Estimated T.C.V: 13,531

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 24 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Low Blt 1960
(11) Heating System: Wall Furnace
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5
Functional Depreciation because of: DEFRERED MAINTENANCE
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| Main Home | Ribbed | Metal | 700 | | |
| Addition | Siding | Crawl | 320 | | |
| | | | Total: | 53,933 | 9,437 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 730 |
| Water Well, 50 Feet | | | 1 | 2,445 | 428 |
| Garages | | | | | |
| Class: CD Exterior: Pole (Unfinished) | | | | | |
| Base Cost | | | 720 | 17,086 | 2,990 |
| Deck | | | | | |
| Treated Wood | | | 24 | 1,030 | 180 |
| | | | Totals: | 78,666 | 13,765 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 13,531

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| HOVEL JOSEPH P & MARY E TR | KEWEENAW LAND TRUST INC | 504,000 | 08/28/2014 | WD | 03-ARM'S LENGTH | 2014/04549 | DEED | 100.0 |
| LAKE SUPERIOR TIMBERLANDS, | HOVEL JOSEPH P & MARY E TF | 1 | 09/25/2009 | CD | 03-ARM'S LENGTH | 2009/05916 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

KEWEENAW LAND TRUST INC
49902 LIMERICK ST
HANCOCK MI 49930

Tax Description

P6-13-5 SEC 13 T54N R34W NW 1/4 OF NE 1/4

E 1/2 OF NW 1/4 LYING NORTH OF THE THREAD OF THE PILGRIM RIVER, AND
SW 1/4 OF NW 1/4,
N 1/2 OF SW 1/4 LYING NORTH OF THE THREAD OF THE PILGRIM RIVER 37 A.,
196.00 ACRES COMMERCIAL FOREST RESERVE
DNR SHEET STATES 280.00( -196 A. KLT - 84 A. HOVEL) ACRES 9/16/14
SPLIT TO 010-263-004-50 FOR DBOR 2014
CORRECTION TO DEED (WHOLE PARCEL WAS TRANSFERED KLT ONLY PURCHASED 196 A. AND SHOULD HAVE BEEN A SPLIT - HOVEL MAINTAINS 84 ACRES YET 280-196 = 84 ACRES ). 12/8/14 PER EMAIL DATED 12/5/14.

Comments/Influences

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Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 196.000 Acres | | 1,040 | 100 | | 203,840 |
| | | | 196.00 Total Acres | | Total Est. Land Value = | | | 203,840 |

| 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 |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-004-50 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. |
|---|---|---|---|---|---|---|---|---|
| HOVEL JOSPEH P & MARY E TR | MICHIGAN STATE OF DNR | 439,000 | 12/05/2017 | WD | 21-NOT USED/OTHER | | PROPERTY TRANSFER | 0.0 |
| LAKE SUPERIOR TIMBERLANDS, | HOVEL JOSEPH P & MARY E TF | 1 | 09/25/2009 | CD | 03-ARM'S LENGTH | 2009/05916 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

HOVEL JOSPEH P & MARY E TRUST
6063 BAKER LAKE RD
CONOVER WI 54519

Tax Description

P6-13-5A SEC 13 T54N R34W
NW 1/4 OF SW 1/4 LYING SOUTH OF THE
THREAD OF THE PILGRIM RIVER 37 AND THE NE
1/4 OF THE SW 1/4 LYING SOUTH OF THE
PILGRIM RIVER AND THE
SW 1/4 OF SW 1/4.
84.00 ACRES COMMERCIAL FOREST RESERVE

SOLD CONSERVATION EASEMENT TO DNR 2017

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 84.000 | Acres | 1,069 | 100 | | 89,760 |
| | | | 84.00 | Total Acres | | Total Est. Land Value = | | 89,760 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-005-00 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 | 08/01/1998 | WD | 03-ARM'S LENGTH | 144:375 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 20690 HONGISTO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 07/05/2023 | 2023-031-184 | FOUNDATION |
| | P.R.E. 100% 06/17/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| HONGISTO ALBERT E<br>HONGISTO RHYAN & RODGER; LB<br>20690 HONGISTO RD<br>CHASSELL MI 49916 | 2024 Est TCV 229,479 TCV/TFA: 76.29 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 16.000 Acres | | 3,700 | 100 | | 59,200 |
| | | | 16.00 Total Acres | | Total Est. Land Value = | | | 59,200 |

Tax Description

P6-13-6
SEC 13 T54N R34W E 1/2 OF SW 1/4 OF NE 1/4 EXCEPT THE E 130' ON CODE P6-13-6A. 16 A.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,600 | 85,140 | 114,740 | | | 92,797C |
| 2023 | 21,200 | 30,501 | 51,701 | | | 38,452C |
| 2022 | 21,200 | 26,720 | 47,920 | | | 36,621C |
| 2021 | 21,200 | 26,770 | 47,970 | | | 35,452C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| | Single Family |
| X | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |

| | |
|---|---|
| X | Wood Frame |

Building Style: PARK MODEL

| Yr Built | Remodeled |
|---|---|
| 1997 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(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**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| X | Forced Warm Air |
| | Wall Furnace |
| | Warm & Cool Air |
| | Heat Pump |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: Average
Effec. Age: 22
Floor Area:
Total Base New : 115,612 E.C.F.
Total Depr Cost: 66,566 X 0.983
Estimated T.C.V: 65,434

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | WGEP (1 Story) |
| 72 | WGEP (1 Story) |
| 64 | Treated Wood |

**(17) Garage**

Year Built: 1997
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: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1997
(11) Heating System: Wall Furnace
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

| Type | Ext. Walls | Roof/Fnd. | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| Main Home | Siding | Comp.Shingle | 1280 | | | |
| | | | Total: | 66,686 | 34,010 | |
| Other Additions/Adjustments | | | | | | |
| Plumbing | | | | | | |
| 3 Fixture Bath | | | 1 | 2,989 | 1,524 | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,428 | |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,341 | |
| Porches | | | | | | |
| WGEP (1 Story) | | | 64 | 5,375 | 2,741 | |
| WGEP (1 Story) | | | 72 | 5,841 | 2,979 | |
| Deck | | | | | | |
| Treated Wood | | | 64 | 1,983 | 1,011 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 576 | 24,278 | 19,665 | *8 |
| Door Opener | | | 2 | 1,070 | 867 | |
| | | | Totals: | 115,612 | 66,566 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 65,434

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2023 | 0 |

Condition: Average
Part. Construct.: 40%

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many<br>Avg.<br>Few | X | Large<br>Avg.<br>Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable<br>Hip<br>Flat | | Gambrel<br>Mansard<br>Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall<br>Paneled | | Plaster<br>Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1728 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas<br>Wood | | Oil<br>Coal | | Elec.<br>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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 1
Floor Area: 1,728
Total Base New : 269,340 E.C.F.
Total Depr Cost: 266,646 X 0.983
Estimated T.C.V: 262,113

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 2023
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1728 SF Floor Area = 1728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,728 | | |
| | | | Total: | 238,211 | 235,829 |

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

| | | | |
|---|---|---|---|
| Base Cost | 784 | 30,059 | 29,758 |
| Door Opener | 2 | 1,070 | 1,059 |
| | Totals: | 269,340 | 266,646 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 262,113
40% Completed => Est. True Cash Value 2024 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| SLEEMAN WILLIAM H & ANNETT | MOILANEN JERROD | 62,500 | 11/07/2008 | WD | 03-ARM'S LENGTH | 2008/06499 | DEED | 100.0 |
| | | 1 | 08/01/1998 | WD | 03-ARM'S LENGTH | 144:373 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address
20744 HONGISTO RD

Owner's Name/Address
MOILANEN JERROD
20744 HONGISTO RD
CHASSELL MI 49916

Tax Description
P6-13-6A SEC 13 T54N R34W THE E 130' OF THE E 1/2 OF THE SW 1/4 OF NE 1/4, SEC 13 T54N R34W. 4 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 11/07/2008
MAP #:
2024 Est TCV 239,201 TCV/TFA: 207.64

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ADDITION | 03/02/2010 | 10-009 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| 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 |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 4.000 Acres | | 7,000 | 100 | | 28,000 |
| | | | 4.00 Total Acres | | Total Est. Land Value = | | | 28,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,000 | 105,601 | 119,601 | | | 79,412C |
| 2023 | 12,000 | 96,238 | 108,238 | | | 75,631C |
| 2022 | 12,000 | 84,312 | 96,312 | | | 72,030C |
| 2021 | 11,000 | 84,476 | 95,476 | | | 69,729C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: TRI-LEVEL

| Yr Built | Remodeled |
|---|---|
| 1997 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1152 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 518 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| X | Central Air |
| X | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,152
Total Base New : 249,832 E.C.F.
Total Depr Cost: 214,854 X 0.983
Estimated T.C.V: 211,201

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: D
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls C Blt 1997
(11) Heating System: Forced Air w/ Ducts , Air Conditioning, Wood Furnace Add-On
Ground Area = 1152 SF Floor Area = 1152 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 | 576 | | |
| 1 Story | Siding | Basement | 576 | | |
| | | | Total: | 180,444 | 155,182 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 518 | 18,177 | 15,632 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 3,910 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Deck | | | | | |
| Treated Wood | | | 64 | 1,983 | 1,705 |
| Garages | | | | | |
| Class: D Exterior: Block Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 18,455 | 15,871 |
| Common Wall: 2 Wall | | | 1 | -4,348 | -3,739 |
| Door Opener | | | 2 | 842 | 724 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 18,754 |
| Door Opener | | | 1 | 535 | 460 |
| | | | Totals: | 249,832 | 214,854 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 211,201

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-008-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45695 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | PORCH | 10/28/2003 | 03-1022 | FOUNDATION |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| MICHAELSON MICHAEL N<br>45695 PARADISE RD<br>CHASSELL MI 49916 | 2024 Est TCV 164,046 TCV/TFA: 77.75 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 11.300 Acres | | 4,258 | 100 | | 48,120 |
| | | | 11.30 Total Acres | | Total Est. Land Value = | | | 48,120 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-13-8 SEC 13 T54N R34W
PART OF TH SE 1/4 OF NE 1/4 PARCEL D/F,
COM AT TH E 1/4 CORN OF SEC 13, TH
N00*04'00"E 834.91' TO POB;
TH N89*51'23"W 412.83';
TH N12*49'30"W 181.99';
TH N89*51'23"W 378.05';
TH S84*28'11"W 313.27';
TH N89*51'23"W 175.00';
TH N00*24'24"E 342.31';
TH S89*38'29"E 1316.25';
TH S00*04'00"W 483.75' MOL TO POB

Comments/Influences

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 24,060 | 57,963 | 82,023 | | | 69,498C |
| 2023 | 17,300 | 52,215 | 69,515 | | | 66,189C |
| 2022 | 17,300 | 45,738 | 63,038 | | | 63,038S |
| 2021 | 19,520 | 45,824 | 65,344 | | | 65,344S |

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 1972 |

Condition: Poor

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 1575 S.F.
Crawl: 0 S.F.
Slab: 156 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas Wood | X | Oil Coal | | Elec. Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 59
Floor Area: 2,110
Total Base New : 262,073 E.C.F.
Total Depr Cost: 117,931 X 0.983
Estimated T.C.V: 115,926

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | CPP |
| 50 | CPP |
| 330 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1731 SF Floor Area = 2110 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 | 156 | | |
| 1.5 Story | Siding | Basement | 759 | | |
| 1 Story | Siding | Basement | 816 | | |
| | | | Total: | 231,082 | 103,986 |
| 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 | | | | | |
| CPP | | | 72 | 1,444 | 650 |
| CPP | | | 50 | 1,092 | 491 |
| WGEP (1 Story) | | | 330 | 19,358 | 8,711 |
| | | | Totals: | 262,073 | 117,931 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 115,926

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-008-10 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. |
|---|---|---|---|---|---|---|---|---|
| LOUGHMAN WILLIAM G III | GREENLEY RYAN & BIANCO JI | 409,000 | 07/29/2013 | WD | 03-ARM'S LENGTH | 2013/04411 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45641 PARADISE RD

**Owner's Name/Address**

GREENLEY RYAN & BIANCO JILL
45641 PARADISE RD
CHASSELL MI 49916

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/31/2013

MAP #:

2024 Est TCV 648,503 TCV/TFA: 218.50

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 08/08/2007 | 07-235 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Public Improvements**

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

**Topography of Site**

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

**Tax Description**

SEC 13 T54N R34W
PART OF SE 1/4 OF NE 1/4; COM E 1/4 COR OF SEC 13, TH N 00 DEG 04' 00" E ALG E LINE OF SEC 13 650' TO POB; TH N 89 DEG 51' 23" W PAR TO E/W 1/4 LINE OF SEC 13 350', TH S 00 DEG 04' 00" W PAR TO E LINE OF SEC 13 250', TH N 89 DEG 51' 23" W PAR TO E/W 1/4 LINE 50'; TH S 00 DEG 04' 00" W PAR TO E LINE 50'; TH N 89 DEG 51' 23" W PAR TO E/W 1/4 LINE 510'; TH N 00 DEG 04' 00" E PAR TO E LINE 233.05'; TH N 74 DEG 25' 19" W 89.27'; TH N 08 DEG 38' 12" W 93.99'; TH N 48 DEG 54'46" W 29.0'; TH N 10 DEG 35' 01" W 140'; TH N 89 DEG 51' 23" W PAR E/W 1/4 LINE 85.96'; TH N 00 DEG 24' 24" E PAR TO W LINE OF SE 1/4 OF NE 1/4 125'; TH N 84 DEG 28' 11" E 313.27'; TH S 98 DEG 51' 23" E PAR TO E/W 1/4 378.05'; TH S 12 DEG 49' 30" E 181.99'; TH S 89 DEG 51' 23" E PAR TO E/W 1/4 412.83' TO PK NAIL IN PARADISE RD ON ***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

| Who | When | What |
|---|---|---|
| LP | 10/09/2008 | INSPECTED |
| LP | 10/09/2008 | DATA ENTER |
| JR | 07/29/2010 | INSPECTED |

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Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 11.030 Acres | | 4,304 | 100 | | 47,472 |
| | | | 11.03 Total Acres | | Total Est. Land Value = | | | 47,472 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 11.11 | 2340 | 83 | 21,578 |
| Total Estimated Land Improvements True Cash Value = | | | | 21,578 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 23,736 | 300,516 | 324,252 | | | 226,050C |
| 2023 | 17,030 | 274,090 | 291,120 | | | 215,286C |
| 2022 | 17,030 | 240,351 | 257,381 | | | 205,035C |
| 2021 | 19,412 | 240,152 | 259,564 | | | 198,485C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2007 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Hardwood
Other: Carpeted

**(6) Ceilings**

**(7) Excavation**

Basement: 1838 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 538 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: BC
Effec. Age: 7
Floor Area: 2,968
Total Base New : 633,842 E.C.F.
Total Depr Cost: 589,474 X 0.983
Estimated T.C.V: 579,453

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 128 | CPP |
| 61 | WGEP (1 Story) |
| 246 | WGEP (1 Story) |
| 89 | WGEP (1 Story) |

**(17) Garage**

Year Built: 2007
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 3
Mech. Doors: 0
Area: 1130
% Good: 0
Storage Area: 1130
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 2007
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2968 SF Floor Area = 2968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1+ Story | Siding | Basement | 1,838 | | |
| 1 Story | Siding | Overhang | 1,130 | | |
| | | | Total: | 450,448 | 418,917 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 538 | 28,213 | 26,238 |
| Basement, Outside Entrance, Below Grade | | | 1 | 3,517 | 3,271 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 13,373 | 12,437 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,130 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,659 |
| Porches | | | | | |
| CPP | | | 128 | 3,082 | 2,866 |
| WGEP (1 Story) | | | 61 | 8,168 | 7,596 |
| WGEP (1 Story) | | | 246 | 21,323 | 19,830 |
| WGEP (1 Story) | | | 89 | 10,667 | 9,920 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Storage Over Garage | | | 1130 | 19,877 | 18,486 |
| Door Opener | | | 3 | 2,006 | 1,866 |
| Base Cost | | | 1130 | 60,489 | 56,255 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 4,304 | 4,003 |
| | | | Totals: | 633,842 | 589,474 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-008-25 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. |
|---|---|---|---|---|---|---|---|---|
| FISHER GREGG A & SHARON A | DROACHE SAMUEL C & ALICE I | 305,000 | 05/29/2019 | WD | 03-ARM'S LENGTH | 2019/02730 | DEED | 100.0 |
| | | 13,500 | 06/01/2000 | WD | 03-ARM'S LENGTH | 151:253 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

20858 HONGISTO RD

**Owner's Name/Address**

ROACHE SAMUEL C & ALICE L
20858 HONGISTO RD
CHASSELL MI 49916

**Tax Description**

P6-13-8A SEC 13 T54N R34W
PART OF SE 1/4 OF NE 1/4;
COM @ E 1/4 COR; TH N 89 DEG 51'23" W ALG E-W 1/4 LN 700' TO 1/2" PIN & POB; TH CONT N 89 DEG51'23" W ALG E-W 1/4 LN 210' TO PIN; TH N 00 DEG 04' E PAR TO E LN OF SEC 13 350TO PIN; TH S 89 DEG 51'23" E PAR TO SD E-W 1/4 LN 210' TO PIN; TH S 00 DEG 04' W PAR TO E LN OF SEC 350' M/L TO POB. 1.69 AC M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 06/17/2019
MAP #:
2024 Est TCV 370,619 TCV/TFA: 173.11

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 06/03/2021 | 2021-031-114 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/28/2008 | INSPECTED |
| LP | 06/28/2008 | DATA ENTER |
| JR | 07/29/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | 210.00 | 0.00 | 1.0000 | 1.0000 | 0 | 100 | | 0 |
| ACREAGE PARCELS | | | 1.690 Acres | | 11,101 | 100 | | 18,760 |
| 210 Actual Front Feet, 1.69 Total Acres | | | | | | | Total Est. Land Value = | 18,760 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 9,380 | 175,930 | 185,310 | | | 163,260C |
| 2023 | 7,587 | 160,219 | 167,806 | | | 155,486C |
| 2022 | 7,587 | 138,858 | 146,445 | | | 146,445S |
| 2021 | 8,070 | 151,147 | 159,217 | | | 140,755C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2000 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1312 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 696 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 1 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | Forced Air w/o Ducts |
| | Forced Air w/ Ducts |
| X | Forced Hot Water |
| | Electric Baseboard |
| | Elec. Ceil. Radiant |
| | Radiant (in-floor) |
| | Electric Wall Heat |
| | Space Heater |
| | Wall/Floor Furnace |
| | Forced Heat & Cool |
| | Heat Pump |
| | No Heating/Cooling |

| | |
|---|---|
| | 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) |
| 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 |
| 1 | Ceramic Tub Alcove |
| 3 | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | 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 |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 9
Floor Area: 2,141
Total Base New : 365,195 E.C.F.
Total Depr Cost: 332,329 X 0.983
Estimated T.C.V: 326,679

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 126 | CPP |
| 858 | Treated Wood |

**(17) Garage**

Year Built: 2000
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: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 2000
(11) Heating System: Forced Hot Water
Ground Area = 1417 SF Floor Area = 2141 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 | 384 | | |
| 1.5 Story | Siding | Basement | 408 | | |
| 2 Story | Siding | Basement | 520 | | |
| 1 Story | Siding | Blt-in Gar. | 105 | | |
| | | | Total: | 263,192 | 239,505 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 696 | 24,423 | 22,225 |
| Basement, Outside Entrance, Above Grade | | | 1 | 1,830 | 1,665 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 8,275 |
| Vent Fan | | | 3 | 742 | 675 |
| Ceramic Tub Alcove | | | 1 | 736 | 670 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 |
| Porches | | | | | |
| CPP | | | 126 | 2,422 | 2,204 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 768 | 35,927 | 32,694 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,391 |
| Door Opener | | | 2 | 1,070 | 974 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 762 | 693 |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 2021 GARA( | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(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**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| | Water Well |
| | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 0
Total Base New : 26,138 E.C.F.
Total Depr Cost: 25,615 X 0.983
Estimated T.C.V: 25,180

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

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: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family CAPE 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: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 720 | 25,603 | 25,091 |
| Door Opener | | | 1 | 535 | 524 |
| | | | Totals: | 26,138 | 25,615 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 25,180

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-008-50 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. |
|---|---|---|---|---|---|---|---|---|
| MICHAELSON GEORGE E | KILPELA PAUL M & MARILYN R | 15,500 | 08/01/2000 | WD | 03-ARM'S LENGTH | 151:648 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

20902 HONGISTO RD

**Owner's Name/Address**

KILPELA PAUL M & MARILYN R
20902 HONGISTO RD
CHASSELL MI 49916

**Taxpayer's Name/Address**

KILPELA PAUL & MARILYN
1026 MINNESOTA ST
HANCOCK MI 49930

**Tax Description**

P6-13-8B SEC 13 T54N R34W PRT OF SE 1/4 OF NE 1/4; COM @ E 1/4 COR; TH N 89 DEG 51'23" W ALG E/W 1/4 LN 400' TO PIN @ POB; TH N 89 DEG 51'23" W 300'; TH N 00 DEG 4' E PAR TO E SEC LN 350'; TH S 89 DEG 51' 23" E 300'; TH S 0DEG 4' W 350' TO POB. 2.41 AC M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/25/2009

MAP #:

2024 Est TCV 269,531 TCV/TFA: 189.01

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 04/28/2008 | 08-020 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/28/2008 | INSPECTED |
| LP | 06/28/2008 | DATA ENTER |
| JR | 07/29/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.410 Acres | | 9,149 | 100 | | 22,050 |
| | | | 2.41 Total Acres | | Total Est. Land Value = | | | 22,050 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 11,025 | 123,741 | 134,766 | | | 76,308C |
| 2023 | 2,296 | 112,679 | 114,975 | | | 72,675C |
| 2022 | 2,296 | 98,710 | 101,006 | | | 69,215C |
| 2021 | 9,820 | 98,897 | 108,717 | | | 67,004C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2008 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |
| X | Asphalt Shingle | | |

Chimney:

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1426 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 480 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 7
Floor Area: 1,426
Total Base New : 270,711 E.C.F.
Total Depr Cost: 251,761 X 0.983
Estimated T.C.V: 247,481

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 44 | WGEP (1 Story) |
| 120 | Treated Wood |

**(17) Garage**

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: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2008
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1426 SF Floor Area = 1426 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,360 | | |
| 1 Story | Siding | Basement | 66 | | |
| | | | Total: | 202,106 | 187,958 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 480 | 16,843 | 15,664 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,330 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 2,829 |
| Extra Sink | | | 1 | 929 | 864 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,428 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,445 |
| Porches | | | | | |
| WGEP (1 Story) | | | 44 | 5,638 | 5,243 |
| Deck | | | | | |
| Treated Wood | | | 120 | 2,884 | 2,682 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 624 | 30,932 | 28,767 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,444 |
| Door Opener | | | 2 | 1,070 | 995 |
| | | | Totals: | 270,711 | 251,761 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 247,481

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-008-60 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. |
|---|---|---|---|---|---|---|---|---|
| JAEHNIG RONALD A & TRACY L | CANDITO ANGELO & DEBORAH | 82,500 | 09/12/2014 | WD | 03-ARM'S LENGTH | 2014/04781 | DEED | 100.0 |
| | | 1 | 09/01/2003 | WD | 03-ARM'S LENGTH | 162:712 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45585 PARADISE RD

**Owner's Name/Address**

CANDITO ANGELO & DEBORAH
45585 PARADISE RD
CHASSELL MI 49916

**Tax Description**

P6-13-8C SEC 13 T54N R34W COM @ E 1/4 COR; TH N 00 DEG 04' E 200' TO PK NAIL BEING POB; TH N 89 DEG 51'23" W 400' TO PIN; TH N 00 DEG 04' E 200' TOPIN; TH S 89 DEG 51'23" E 50' TO PIN; THN 00 DEG 04' E 125'; TH S 89 DEG 51'23" E 350' TO PK NAIL ON E LN; TH S 00 DEG 04' W ALG E LN 325' M/L TO POB. 2.84 AC ALSO: COM @ E 1/4 COR OF SEC 13, TH N 00 DEG 04' 00" E ALG E LN OF SD SEC 525'TO NAIL IN THE PARADISE RD, & POB D/F; TH N 89 DEG 51' 23" W PAR TO E/W 1/4 LN OF SEC 350' TO PIN; TH N 00 DEG 04' 00" PAR TO E LN 125' TO A PIN; TH S 89 DEG 51' 23" E PAR TO E/W 1/4 LN 350' TO PIN & E LN; TH S 00 DEG 04' 00" W ALG SD E LN 125' M/L TO POB. 3.84 AC M/L

**Comments/Influences**

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Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/09/2017

MAP #:

2024 Est TCV 193,719 TCV/TFA: 151.34

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 11/17/2015 | 2015-031-268 | FOUNDATION |
| MANUFACTURED HOUSE | 09/24/2014 | 14-003 | COMPLETE |
| ADDITION | 04/29/2005 | 05-033 | FOUNDATION |
| GARAGE | / / | 15-0268 | FOUNDATION |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 06/28/2008 | INSPECTED |
| LP | 06/28/2008 | DATA ENTER |
| JR | 07/29/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 3.840 Acres | | 7,125 | 100 | | 27,360 |
| | | | 3.84 Total Acres | | Total Est. Land Value = | | | 27,360 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.18 | 180 | 46 | 1,836 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,836 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,680 | 83,180 | 96,860 | | | 72,414C |
| 2023 | 11,760 | 75,841 | 87,601 | | | 68,966C |
| 2022 | 11,760 | 66,453 | 78,213 | | | 65,682C |
| 2021 | 10,920 | 66,532 | 77,452 | | | 63,584C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1989 2002 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1280 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 14
Floor Area: 1,280
Total Base New : 191,158 E.C.F.
Total Depr Cost: 167,368 X 0.983
Estimated T.C.V: 164,523

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 12 | WCP (1 Story) |

**(17) Garage**

Year Built: 2016
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 778
% Good: 97
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1989
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1280 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 | 800 | | | |
| 1 Story | Siding | Basement | 480 | | | |
| | | | Total: | 156,341 | 134,454 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,830 | |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,176 | |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 778 | 27,004 | 26,194 | *9 |
| Porches | | | | | | |
| WCP (1 Story) | | | 12 | 830 | 714 | |
| | | | Totals: | 191,158 | 167,368 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 164,523

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-008-70 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 20800 HONGISTO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | GARAGE | 05/11/2017 | 2017-031-055 | COMPLETE |
| | P.R.E. 100% 02/25/2003 | | STORAGE | 08/27/2008 | 08-256 | FOUNDATION |
| Owner's Name/Address | MAP #: | | | | | |
| ROSEMURGY THOMAS & CHRISTIANN<br>20800 HONGISTO RD<br>CHASSELL MI 49916 | 2024 Est TCV 401,879 TCV/TFA: 175.49 | | | | | |

X Improved | Vacant

Taxpayer's Name/Address

ROSEMURGY THOMAS & CHRISTIANN
20800 HONGISTO RD
CHASSELL MI 49916

Tax Description

P6-13-8D SEC 13 T54N R34W PRT OF SE 1/4 OF NE 1/4 COM @ E 1/4 COR TH N 89 DEG 51'23" W ALG E/W LN 910' TO PIN,POB;TH N 89 DEG 51'23"W 260' TO PIN;TH N 00 DEG 04' E 350' TO PIN; TH S 89 DEG 51'23" E 260' TO PIN; TH S 00 DEG04'W 350' M/L TO POB. 2.09 A M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| SC | 11/12/2010 | DATA ENTER |
| LP | 06/28/2008 | INSPECTED |
| LP | 06/28/2008 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.090 Acres | | 9,785 | 100 | | 20,450 |
| | | | 2.09 Total Acres | | Total Est. Land Value = | | | 20,450 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 24.22 | 198 | 93 | 4,460 |
| Wood Frame | 25.77 | 160 | 93 | 3,834 |
| Total Estimated Land Improvements True Cash Value = | | | | 8,294 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,225 | 190,715 | 200,940 | | | 166,165C |
| 2023 | 6,904 | 173,864 | 180,768 | | | 158,253C |
| 2022 | 6,904 | 152,401 | 159,305 | | | 150,718C |
| 2021 | 9,180 | 152,441 | 161,621 | | | 145,904C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 2002 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Laminate
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1250 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 780 | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| 1 | Appliance Allow. |
| | Cook Top |
| 1 | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| 1 | Microwave |
| | Standard Range |
| | Self Clean Range |
| 1 | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |
| 1 | Direct-Vented Gas |

Class: C
Effec. Age: 9
Floor Area: 2,290
Total Base New : 417,125 E.C.F.
Total Depr Cost: 379,588 X 0.983
Estimated T.C.V: 373,135

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 276 | Treated Wood |
| 124 | Treated Wood |
| 488 | Treated Wood |

**(17) Garage**

Year Built: 2002
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 3
Mech. Doors: 0
Area: 990
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2002
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1250 SF Floor Area = 2290 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 | 1,040 | | |
| 1 Story | Siding | Basement | 210 | | |
| | | | Total: | 284,655 | 259,039 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 780 | 27,370 | 24,907 |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,505 | 2,280 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 2 | 9,093 | 8,275 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 |
| Deck | | | | | |
| Treated Wood | | | 276 | 5,009 | 4,558 |
| Treated Wood | | | 124 | 2,956 | 2,690 |
| Treated Wood | | | 488 | 7,276 | 6,621 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 990 | 35,917 | 32,684 |
| Common Wall: 1.5 Wall | | | 1 | -3,943 | -3,588 |
| Door Opener | | | 3 | 1,605 | 1,461 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 520 | 20,316 | 18,488 |
| Door Opener | | | 1 | 535 | 487 |
| Built-Ins | | | | | |

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-008-75 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. |
|---|---|---|---|---|---|---|---|---|
| KURTZ JEANNE K | ROSEMURGY THOMAS R & CHRIS | 42,500 | 10/13/2017 | WD | 03-ARM'S LENGTH | 2017/05483 | DEED | 100.0 |
| | | 35,000 | 05/01/2002 | WD | 03-ARM'S LENGTH | 158:68 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HONGISTO RD

Owner's Name/Address

ROSEMURGY THOMAS R & CHRISTIAN A
20800 HONGISTO RD
CHASSELL MI 49916

Tax Description

P6-13-8E SEC 13 T54N R34W PRT OF SE 1/4 OF NE 1/4 COM @ E 1/4 COR;TH N 89 DEG 51'23" W ALG E-W 1/4 LN 1170' TO PIN & POB; TH N 89 DEG 51'23" W154.09' TO PIN @ E 1/16 COR; TH N 00 DEG24'24" E ALG W LN OF SE 1/4 OF NE 1/4 981.30 TO PIN; TH S 89 DEG 51'23" E TO E-W 1/4 LN 175' TO PIN; TH S 00 DEG 24' 24" W 125' TO PIN; TH S 89 DEG 51'23" E 85.96' TO PIN ON S BANK OF PILGRIM RIVER& THREAD OF A DRAINAGE; TH S 10 DEG 35' 01" E ALG THE THREAD OF SD DRAINAGE 140'TO PIN;TH S 48 DEG 54'46" E ALG THREAD OF SD DRAINAGE 29.07' TO PIN; TH S 08 DEG 38'12" E ALG THREAD OF SD DRAINAGE 93.99' TO PIN; TH S 74 DEG 25'19" E ALG THREAD OF SD DRAINAGE 89.27' TO PIN; TH S 00 DEG 04' W 233.05' TO PIN; TH N 89 DEG 51'23" W TO E-W 1/4 LN 260' TO PIN; TH S 00 DEG 04' W TO E LN OF SEC 350' M/L TO POB. 5.80 AC M/L

Comments/Influences

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| Class: RESIDENTIAL-VACANT | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|
| School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| P.R.E. 100% 10/30/2017 | | | | | |
| MAP #: | | | | | |
| 2024 Est TCV 33,400 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE B DON;T USE | | | 5.800 Acres | | 5,759 | 100 | | 33,400 |
| | | | 5.80 Total Acres | | | | Total Est. Land Value = | 33,400 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,700 | 0 | 16,700 | | | 12,336C |
| 2023 | 13,100 | 0 | 13,100 | | | 11,749C |
| 2022 | 13,100 | 0 | 13,100 | | | 11,190C |
| 2021 | 12,276 | 0 | 12,276 | | | 10,833C |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-009-00 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. |
|---|---|---|---|---|---|---|---|---|
| ETAPA JAMES L & CLAUDIA & | ETAPA JAMES L & CLAUDIA & | 0 | 07/23/2015 | QC | 09-FAMILY | 2015/03771 | PROPERTY TRANSFER | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

20974 HONGISTO RD

**Owner's Name/Address**

ETAPA JAMES L & CLAUDIA & KELLY J
KARKKAINEN JILL R
20974 HONGISTO RD
CHASSELL MI 49916

**Taxpayer's Name/Address**

ETAPA JAMES L & CLAUDIA & JILL
20974 HONGISTO RD
CHASSELL MI 49916

**Tax Description**

P6-13-9 SEC 13 T54N R34W
NE 1/4 OF SE 1/4
ALSO PART OF SE 1/4 OF NE 1/4 D/F; COM @ SE COR OF SE 1/4 OF NE 1/4; TH W 400'; TH N 200', TH E 400';TH S 200' TO POB. ALSO NE 1/4 OF SE 1/4.
41.84 A M/L

**Comments/Influences**

Class: AGRICULTURAL-IMPRO Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 05/19/1994
MAP #:
2024 Est TCV 208,372 TCV/TFA: 140.89

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 41.840 Acres | | 1,453 | 100 | | 60,794 |
| | | | 41.84 Total Acres | | | Total Est. Land Value = | | 60,794 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 27.76 | 144 | 97 | 3,877 |
| Wood Frame | 23.21 | 576 | 64 | 8,556 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,433 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 30,397 | 73,789 | 104,186 | | | 43,830C |
| 2023 | 22,385 | 69,107 | 91,492 | | | 41,743C |
| 2022 | 39,748 | 68,984 | 108,732 | | | 39,756C |
| 2021 | 40,585 | 69,046 | 109,631 | | | 38,486C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1910 | 2010 |

Condition: Good

**Room List**

| | |
|---|---|
| 3 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |
| X | Suspended |

**(7) Excavation**

Basement: 1060 S.F.
Crawl: 0 S.F.
Slab: 80 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 31
Floor Area: 1,479
Total Base New : 204,532 E.C.F.
Total Depr Cost: 141,126 X 0.832
Estimated T.C.V: 117,417

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 395 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1910
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1140 SF Floor Area = 1479 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 678 | | |
| 1 Story | Siding | Basement | 192 | | |
| 1 Story | Siding | Basement | 190 | | |
| 1 Story | Siding | Slab | 80 | | |
| | | | Total: | 190,810 | 131,658 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 3,285 |
| Water Well, 50 Feet | 1 | 2,629 | 1,814 |
| Deck | | | |
| Treated Wood | 395 | 6,332 | 4,369 |
| | Totals: | 204,532 | 141,126 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 117,417

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Arch-Rib (Quonset) Farm U | Farm Utility Buildings | | | |
| Year Built | 1975 | | | | |
| Class/Construction | S | D,Frame | | | |
| Quality/Exterior | Average | Average | | | |
| # of Walls, Perimeter | 4 Wall, 150 | 4 Wall, 108 | | | |
| Height | 14 | 8 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 25 x 50 = 1250 | 30 x 24 = 720 | | | |
| Cost New | $ 28,350 | $ 15,134 | | | |
| Phy./Func./Econ. %Good | 49/100/100 49.0 | 49/100/100 49.0 | | | |
| Depreciated Cost | $ 13,892 | $ 7,416 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.832 | X 0.832 | | | |
| % Good | 49 | 49 | | | |
| Est. True Cash Value | $ 11,558 | $ 6,170 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 17728 / All Cards: 17728 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-011-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 20007 HAAPAPURO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | HOUSE | 01/15/2022 | 2022-999-006 | FOUNDATION |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| PUURI DUANE E & BRENDA<br>20007 HAAPAPURO RD<br>HOUGHTON MI 49931 | 2024 Est TCV 213,375 TCV/TFA: 139.46 | | | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-13-11 SEC 13 T54N R34W NW 1/4 OF NW 1/4 EXCEPT N 16'. 39.50 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 39.500 Acres | | 2,123 | 100 | | 83,850 |
| | | | 39.50 Total Acres | | Total Est. Land Value = | | | 83,850 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,925 | 64,763 | 106,688 | | | 27,051C |
| 2023 | 37,600 | 59,332 | 96,932 | | | 25,763C |
| 2022 | 37,600 | 51,974 | 89,574 | | | 24,537C |
| 2021 | 38,360 | 50,364 | 88,724 | | | 23,754C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1846 | 1993 |

Condition: Good

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | Plaster |
| | Paneled | X | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Tile |

**(7) Excavation**

Basement: 1260 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 1,530
Total Base New : 279,162 E.C.F.
Total Depr Cost: 131,765 X 0.983
Estimated T.C.V: 129,525

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 120 | WGEP (1 Story) |
| 80 | Treated Wood |
| 308 | Treated Wood |

**(17) Garage**

Year Built: 1940
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 384

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1846
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1260 SF Floor Area = 1530 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/80/100/100/47.2
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 540 | | |
| 1 Story | Siding | Basement | 240 | | |
| 1 Story | Siding | Basement | 480 | | |
| | | | Total: | 201,558 | 95,136 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 3,042 | 1,436 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,247 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,241 |
| Porches | | | | | |
| WGEP (1 Story) | | | 120 | 10,723 | 5,061 |
| Deck | | | | | |
| Treated Wood | | | 80 | 2,216 | 1,046 |
| Treated Wood | | | 308 | 5,378 | 2,538 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 384 | 18,520 | 8,741 |
| No Concrete Floor | | | 384 | -2,496 | -1,178 |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 864 | 32,296 | 15,244 |
| Door Opener | | | 1 | 535 | 253 |
| | | | Totals: | 279,162 | 131,765 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 129,525

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-012-00 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

HAAPAPURO RD

Owner's Name/Address

ROSSITTO JUSTIN E
46637 PARADISE RD
HOUGHTON MI 49931

Tax Description

P6-13-11A SEC 13 T54N R34W N 16' OF NW 1/4 OF NW 1/4. .50 A.
PARCELS 010-263-012-00 COMBINED WITH 010-262-021-00 INTO 010-262-304-00 FOR 2024

Comments/Influences

Class: RESIDENTIAL-COMMON Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/22/2024

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 0.500 Acres | | 13,000 | 0 | W/010-262-304-00 | 0 |
| | | | 0.50 Total Acres | | Total Est. Land Value = | | | 0 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 0 | 0 | 0 | | | 0 |
| 2023 | 2,404 | 0 | 2,404 | | 2,404A | 2,404S |
| 2022 | 2,404 | 0 | 2,404 | | 2,404A | 2,404S |
| 2021 | 3,000 | 0 | 3,000 | | | 148C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-017-00 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-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45085 PARADISE RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SUNDBERG WARD & MARY<br>45085 PARADISE RD<br>CHASSELL MI 49916 | 2024 Est TCV 367,725 TCV/TFA: 274.01 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 21 ACRES | | | 20.09 Acres | | 3200 | 100 | | 64,288 |
| | | | 20.09 Total Acres | | Total Est. Land Value = | | | 64,288 |

Tax Description

P6-13-16 SEC 13 T54N R34W SE 1/4 OF SE 1/4 LESS PORTIONS ON CODE NOS. P6-13-16B, 16C, 16D AND 16E. CONTAINS 20.09 ACRES.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 32,144 | 151,719 | 183,863 | | | 84,288C |
| 2023 | 21,898 | 138,077 | 159,975 | | | 80,275C |
| 2022 | 21,898 | 120,832 | 142,730 | | | 76,453C |
| 2021 | 21,095 | 119,525 | 140,620 | | | 74,011C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1993 | 0 |

Condition: Good

Room List

| | |
|---|---|
| | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1342 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: BC
Effec. Age: 9
Floor Area: 1,342
Total Base New : 313,493 E.C.F.
Total Depr Cost: 285,280 X 0.983
Estimated T.C.V: 280,430

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |
| 45 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1993
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: 520
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 1993
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1342 SF Floor Area = 1342 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 | 1,342 | | |
| | | | Total: | 242,655 | 220,817 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 6,686 | 6,084 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,020 |
| Water Well, 50 Feet | | | 1 | 2,859 | 2,602 |
| Porches | | | | | |
| WGEP (1 Story) | | | 144 | 14,724 | 13,399 |
| WGEP (1 Story) | | | 45 | 6,773 | 6,163 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 520 | 29,307 | 26,669 |
| Door Opener | | | 1 | 669 | 609 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 4,304 | 3,917 |
| | | | Totals: | 313,493 | 285,280 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 280,430

*** Information herein deemed reliable but not guaranteed***

| Building Type | Barn - Bank (2 Story) - G | Farm Utility Buildings | | | |
|---|---|---|---|---|---|
| Year Built | 1900 | 1950 | | | |
| Class/Construction | D,Pole | D,Frame | | | |
| Quality/Exterior | Average | Average | | | |
| # of Walls, Perimeter | 4 Wall, 180 | 4 Wall, 100 | | | |
| Height | 14 | 12 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 30 x 60 = 1800 | 20 x 30 = 600 | | | |
| Cost New | $ 76,356 | $ 14,022 | | | |
| Phy./Func./Econ. %Good | 20/100/100 20.0 | 58/100/100 58.0 | | | |
| Depreciated Cost | $ 15,271 | $ 8,133 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->  <br><br>Unit-In-Place ->  <br><br>Items ->  | | | | | |
| E.C.F. | X 0.983 | X 0.983 | | | |
| % Good | 20 | 58 | | | |
| Est. True Cash Value | $ 15,012 | $ 7,995 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 23007 / All Cards: 23007 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-017-25 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. |
|---|---|---|---|---|---|---|---|---|
| STRAUCH STEVEN H & ELIZABE | SUNDSTROM HEATH & KRISTINA | 136,055 | 06/28/2012 | WD | 03-ARM'S LENGTH | 2012/03600 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**
45203 PARADISE RD

**Owner's Name/Address**
SUNDSTROM HEATH & KRISTINA
45203 PARADISE RD
CHASSELL MI 49916

**Tax Description**
P6-13-16D SEC 13 T54N R34W ALL THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC 13 T54N, R34W WHICH LIES N OF THE SOUTHERLY 989.75'. CONTAINS 10 ACRES M/L.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 06/28/2012
MAP #:
2024 Est TCV 286,241 TCV/TFA: 138.68

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| MANUFACTURED HOUSE | 07/23/2012 | 12-001 | COMPLETE |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 10 ACRE | | | 10.00 Acres | | 4500 | 100 | | 45,000 |
| | | | 10.00 Total Acres | | | Total Est. Land Value = | | 45,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Asphalt Paving | 3.04 | 3186 | 84 | 8,135 |
| Wood Frame | 34.33 | 64 | 94 | 2,065 |
| Wood Frame | 34.33 | 64 | 94 | 2,065 |
| Total Estimated Land Improvements True Cash Value = | | | | 12,265 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 22,500 | 120,621 | 143,121 | | | 103,681C |
| 2023 | 16,000 | 110,477 | 126,477 | | | 98,744C |
| 2022 | 16,000 | 94,911 | 110,911 | | | 94,042C |
| 2021 | 13,500 | 100,782 | 114,282 | | | 91,038C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2012 | 1996 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 6 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 2064 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**

| | | |
|---|---|---|
| 1200 | Recreation | SF |
| 720 | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Direct-Vented Gas |

Class: CD
Effec. Age: 31
Floor Area: 2,064
Total Base New : 337,586 E.C.F.
Total Depr Cost: 232,936 X 0.983
Estimated T.C.V: 228,976

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 128 | Treated Wood |
| 144 | Treated Wood |

**(17) Garage**

Year Built: 1989
Car Capacity:
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: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 2012
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2064 SF Floor Area = 2064 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 | 1,344 | | |
| 1 Story | Siding | Basement | 720 | | |
| | | | Total: | 243,080 | 167,726 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 1200 | 21,756 | 15,012 |
| Basement Living Area | | | 720 | 23,558 | 16,255 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 3,778 | 2,607 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 3,073 |
| Water Well, 100 Feet | | | 1 | 5,520 | 3,809 |
| Deck | | | | | |
| Treated Wood | | | 128 | 2,957 | 2,040 |
| Treated Wood | | | 144 | 3,195 | 2,205 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 784 | 30,059 | 20,741 |
| Common Wall: 1.5 Wall | | | 1 | -3,943 | -2,721 |
| Door Opener | | | 2 | 1,070 | 738 |
| Fireplaces | | | | | |
| Direct-Vented Gas | | | 1 | 2,103 | 1,451 |
| | | | Totals: | 337,586 | 232,936 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 228,976

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-017-50 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: COMMERCIAL-IMPROVE | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 20980 BROEMER RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| COPPER COUNTRY CHRISTIAN FLSP<br>20980 BROEMER RD<br>CHASSELL MI 49916 | 2024 Est TCV 0 TCV/TFA: 0.00 | | | | | |

X Improved | Vacant

Taxpayer's Name/Address

COPPER COUNTRY CHRISTIAN FLSP
2045 CALUMET AVENUE
CALUMET MI 49913

Tax Description

P6-13-16C SEC 13 T54N R34W PART OF THE SE 1/4 OF SE 1/4 BEG AT SE COR OF SEC. 13, TH W 592.75' ALONG S SEC. LINE, TH N 293.95', TH E 592.75', TO E SEC LINE, TH S 293.95' ALONG E SEC LINE TO POB, EXC. R/W FOR CO RDS. 4 A. M/L.

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| | | | 4.00 Acres | | 0 | 100 | | 0 |
| | | | 4.00 Total Acres | | Total Est. Land Value = | | | 0 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 26.33 | 160 | 95 | 4,002 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,002 |

| 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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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Religious Buildings - Educational Wings

Class: D
Floor Area: 7,572
Gross Bldg Area: 7,572
Stories Above Grd: 1
Average Sty Hght : 12
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 31
Physical %Good: 53
Func. %Good : 100
Economic %Good: 100

| | |
|---|---|
| | Year Built |
| | Remodeled |
| | Overall Bldg Height |

Comments:

Construction Cost

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | High | | Above Ave. | | Ave. | X | Low |

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 7572
Ave. Perimeter: 424
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 424

Base Rate for Upper Floors = 100.18

(10) Heating system: Forced Air Furnace Cost/SqFt: 16.06 100%
Adjusted Square Foot Cost for Upper Floors = 116.24

Total Floor Area: 7,572 Base Cost New of Upper Floors = 880,169

Reproduction/Replacement Cost = 880,169
Eff.Age:31 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 466,490

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 398,382
Replacement Cost/Floor Area= 116.24 Est. TCV/Floor Area= 52.61

(1) Excavation/Site Prep:

(2) Foundation:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Footings | | | | | |
| X | Poured Conc. | | Brick/Stone | | Block | | |

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Many Above Ave. | | Average Typical | | Few None | | |
| | Total Fixtures | | Urinals | | | | |
| | 3-Piece Baths | | Wash Bowls | | | | |
| | 2-Piece Baths | | Water Heaters | | | | |
| | Shower Stalls | | Wash Fountains | | | | |
| | Toilets | | Water Softeners | | | | |

(9) Sprinklers:

(10) Heating and Cooling:

| | | | | | |
|---|---|---|---|---|---|
| | Gas Oil | | Coal Stoker | | Hand Fired Boiler |

(11) Electric and Lighting:

| | 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

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

| | | | |
|---|---|---|---|
| | Thickness | | Bsmnt Insul. |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-017-75 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. |
|---|---|---|---|---|---|---|---|---|
| | | 63,500 | 05/01/1997 | WD | 03-ARM'S LENGTH | 139:644 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45163 PARADISE RD

Owner's Name/Address

BAKER JEFFREY L & CRYSTAL L
45163 PARADISE RD
CHASSELL MI 49916

Tax Description

P6-13-16E SEC. 13 T54N R34W 191' N OF S 798.75' OF SE 1/4 OF SE 1/4 OF SEC. 13 T54N. R34W CONTAINS 5.79 ACRES M/L.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/08/1999

MAP #:

2024 Est TCV 317,755 TCV/TFA: 163.45

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| ALTER | 07/15/2008 | 08-185 | FOUNDATION |
| ALTER | 08/28/2007 | 07-262 | FOUNDATION |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 10/15/2008 | INSPECTED |
| LP | 10/16/2008 | DATA ENTER |
| JR | 07/29/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 5.790 Acres | | 5,761 | 100 | | 33,358 |
| | | | 5.79 Total Acres | | | Total Est. Land Value = | | 33,358 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: Patio Blocks | 15.28 | 64 | 64 | 626 |
| D/W/P: Patio Blocks | 15.28 | 60 | 84 | 770 |
| D/W/P: Patio Blocks | 15.28 | 64 | 84 | 822 |
| Wood Frame | 24.46 | 192 | 46 | 2,160 |
| Wood Frame | 28.90 | 96 | 74 | 2,053 |

Residential Local Cost Land Improvements

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| OLDER SHED | 10.00 | 104 | 95 | 988 |
| Total Estimated Land Improvements True Cash Value = | | | | 7,419 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 16,679 | 142,199 | 158,878 | | | 62,647C |
| 2023 | 13,093 | 129,827 | 142,920 | | | 59,664C |
| 2022 | 13,093 | 116,446 | 129,539 | | | 56,823C |
| 2021 | 12,267 | 116,700 | 128,967 | | | 55,008C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1890 | 1990 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | 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 | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1062 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 2 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 1,944
Total Base New : 332,245 E.C.F.
Total Depr Cost: 279,099 X 0.983
Estimated T.C.V: 274,354

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 100 | WGEP (1 Story) |
| 400 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1990
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 837
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1890
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1062 SF Floor Area = 1944 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 | 702 | | | *8 |
| 1.5 Story | Siding | Basement | 360 | | | *8 |
| | | | Total: | 230,016 | 190,643 | |

| Other Additions/Adjustments | | | |
|---|---|---|---|
| Plumbing | | | |
| 3 Fixture Bath | 1 | 4,547 | 3,910 |
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | 1 | 2,629 | 2,261 |
| Porches | | | |
| WGEP (1 Story) | 100 | 9,468 | 8,142 |
| WGEP (1 Story) | 400 | 25,728 | 22,126 |
| Garages | | | |
| Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 837 | 25,420 | 21,861 |
| Common Wall: 1 Wall | 1 | -2,002 | -1,181 |
| Door Opener | 2 | 949 | 816 |
| Class: C Exterior: Pole (Finished) | | | |
| Base Cost | 936 | 30,729 | 26,427 |
| | Totals: | 332,245 | 279,099 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 274,354

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Farm Implement/Equipment | | | | |
| Year Built | | | | | |
| Class/Construction | D,Pole | | | | |
| Quality/Exterior | Average | | | | |
| # of Walls, Perimeter | Lean-To, 56 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 18 x 10 = 180 | | | | |
| Cost New | $ 2,902 | | | | |
| Phy./Func./Econ. %Good | 92/100/100 92.0 | | | | |
| Depreciated Cost | $ 2,670 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 92 | | | | |
| Est. True Cash Value | $ 2,624 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 2624 / All Cards: 2624 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-019-00 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

BROEMER RD

Owner's Name/Address

HOFFENBECKER BRUCE & MARY E
PO BOX 608
SOUTH RANGE MI 49963

Tax Description

P6-13-16B SEC 13 T54N R34W PART OF THE SE 1/4 OF SE 1/4, SEC 13 T54N R34W D/F, BEGINNING AT THE SE COR OF SEC 13 RUN 1320' DUE W TO THE SW COR POST OF THE SE 1/4 OF SE 1/4 WHICH IS POB, TH FR SAID POB DUE N 50', TH DUE E 100', TH DUE S 50', TH DUE W 100' TO POB. .12 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 1,495

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 0.115 | Acres | 13,000 | 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 |
|---|---|---|---|---|---|---|
| 2024 | 748 | 0 | 748 | | | 352C |
| 2023 | 553 | 0 | 553 | | | 336C |
| 2022 | 553 | 0 | 553 | | | 320C |
| 2021 | 690 | 0 | 690 | | | 310C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: AGRICULTURAL-IMPRO | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 20689 HONGISTO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| LUOMA JAMES & SANDRA TRUST<br>20689 HONGISTO RD<br>CHASSELL MI 49916 | 2024 Est TCV 213,593 TCV/TFA: 109.48 | | | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| 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

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-13-17 SEC 13 T54N R34W
W 1/2 OF SW 1/4 OF NE 1/4 &
NW 1/4 OF SE 1/4 60 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 60.000 Acres | | 1,358 | 100 | | 81,500 |
| | | | 60.00 Total Acres | | Total Est. Land Value = | | | 81,500 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 22.17 | 240 | 46 | 2,448 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,448 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,750 | 66,047 | 106,797 | | | 64,954C |
| 2023 | 32,100 | 61,994 | 94,094 | | | 61,861C |
| 2022 | 30,000 | 62,471 | 92,471 | | | 58,916C |
| 2021 | 29,880 | 59,135 | 89,015 | | | 57,034C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 2005 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Stucco |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |
| X | Plaster |
| X | Suspended |

**(7) Excavation**

Basement: 1396 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 51
Floor Area: 1,951
Total Base New : 286,981 E.C.F.
Total Depr Cost: 140,623 X 0.832
Estimated T.C.V: 116,998

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 420 | WGEP (1 Story) |
| 96 | WGEP (1 Story) |
| 154 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1940
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: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1396 SF Floor Area = 1951 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 | 1,110 | | |
| 1 Story | Siding | Basement | 286 | | |
| | | | Total: | 210,213 | 103,006 |
| Other Additions/Adjustments | | | | | |
| Basement, Outside Entrance, Below Grade | | | 1 | 2,114 | 1,036 |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 1,245 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,182 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,240 |
| Porches | | | | | |
| WGEP (1 Story) | | | 420 | 24,549 | 12,029 |
| WGEP (1 Story) | | | 96 | 8,424 | 4,128 |
| WGEP (1 Story) | | | 154 | 11,351 | 5,562 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 528 | 22,899 | 11,221 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -1,288 |
| Door Opener | | | 1 | 535 | 262 |
| | | | Totals: | 286,981 | 140,623 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 116,998

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Barn - General Purpose | Barn - General Purpose | | | |
| Year Built | 1920 | 1920 | | | |
| Class/Construction | D,Pole | D,Pole | | | |
| Quality/Exterior | Low Cost | Low Cost | | | |
| # of Walls, Perimeter | 4 Wall, 168 | 4 Wall, 216 | | | |
| Height | 12 | 12 | | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | | | |
| Length/Width/Area | 52 x 32 = 1664 | 86 x 22 = 1892 | | | |
| Cost New | $ 34,894 | $ 41,113 | | | |
| Phy./Func./Econ. %Good | 20/100/100 20.0 | 20/100/100 20.0 | | | |
| Depreciated Cost | $ 6,979 | $ 8,223 | | | |
| + Unit-In-Place Items | $ 0 | $ 0 | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items -> | | | | | |
| E.C.F. | X 0.832 | X 0.832 | | | |
| % Good | 20 | 20 | | | |
| Est. True Cash Value | $ 5,806 | $ 6,841 | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 12647 / All Cards: 12647 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-021-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| HERMANSON PAUL & ROSE | HERMANSON PAUL & ROSE ETAI | 1 | 09/07/2006 | QC | 21-NOT USED/OTHER | 169/282 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

20702 BROEMER RD

**Owner's Name/Address**

HERMANSON PAUL & ROSE ETAL
20702 BROEMER RD
CHASSELL MI 49916

**Tax Description**

P6-13-18 SEC 13 T54N R34W SE 1/4 OF SW 1/4, ALSO SW 1/4 OF SE 1/4 LESS PARCEL D/F: COM AT SE COR OF SW 1/4 OF SE 1/4, TH W 240', TH N 660', TH E 240', TH S 660' TO POB. CONT 76.25 ACRES M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 436,274 TCV/TFA: 220.79

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/28/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 76.25 Acres | | 2100 | 100 | | 160,125 |
| | | | 76.25 Total Acres | | Total Est. Land Value = | | | 160,125 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 80,063 | 138,074 | 218,137 | | | 73,609C |
| 2023 | 72,438 | 125,748 | 198,186 | | | 70,104C |
| 2022 | 72,438 | 110,167 | 182,605 | | | 66,766C |
| 2021 | 73,963 | 110,372 | 184,335 | | | 64,634C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 2

| Yr Built | Remodeled |
|---|---|
| 1968 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Softwood
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 1272 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas Wood | | Oil Coal | X | Elec. Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 9
Floor Area: 1,976
Total Base New : 308,708 E.C.F.
Total Depr Cost: 280,925 X 0.983
Estimated T.C.V: 276,149

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 180 | WGEP (1 Story) |
| 176 | WGEP (1 Story) |
| 176 | Treated Wood |
| 132 | Treated Wood |

**(17) Garage**

Year Built: 1974
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: 704
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 Cls C Blt 1968
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1272 SF Floor Area = 1976 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 | 704 | | |
| 1 Story | Siding | Basement | 568 | | |
| | | Total: | | 241,930 | 220,156 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 |
| Porches | | | | | |
| WGEP (1 Story) | | | 180 | 13,838 | 12,593 |
| WGEP (1 Story) | | | 176 | 13,636 | 12,409 |
| Deck | | | | | |
| Treated Wood | | | 176 | 3,722 | 3,387 |
| Treated Wood | | | 132 | 3,087 | 2,809 |
| Garages | | | | | |
| Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 704 | 25,105 | 22,846 |
| | | Totals: | | 308,708 | 280,925 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 276,149

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-263-022-00 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. |
|---|---|---|---|---|---|---|---|---|
| NATIONAL LOAN INVESTORS | JUNTIKKA KEVIN W & WILLIAM | 46,789 | 08/01/2005 | WD | 03-ARM'S LENGTH | 167:2577 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

20746 BROEMER RD

**Owner's Name/Address**

JUNTIKKA KEVIN W & WILLIAM W
20746 BROEMER RD
CHASSELL MI 49916

**Tax Description**

P6-13-19 SEC 13 T54N R34W A PARCEL OF LAND D/F COM AT SE COR OF SW 1/4 OF SE 1/4, TH W 240', TH N 660' TH E 240', TH S 660' TO POB. 3.75 A. (149/204)

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 152,108 TCV/TFA: 123.46

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 07/29/2010 | INSPECTED |
| SC | 11/12/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 3.750 Acres | | 7,200 | 100 | | 27,000 |
| | | | 3.75 Total Acres | | Total Est. Land Value = | | | 27,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 13,500 | 62,554 | 76,054 | | | 49,665C |
| 2023 | 11,625 | 57,151 | 68,776 | | | 47,300C |
| 2022 | 11,625 | 50,066 | 61,691 | | | 45,048C |
| 2021 | 10,875 | 50,153 | 61,028 | | | 43,609C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Fair

**Room List**

| | |
|---|---|
| 1 | Basement |
| 2 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| | Asphalt Shingle |
| X | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 896 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,232
Total Base New : 179,256 E.C.F.
Total Depr Cost: 127,272 X 0.983
Estimated T.C.V: 125,108

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 30 | WGEP (1 Story) |

**(17) Garage**

Year Built: 1940
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: 528
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 672 | | |
| 1 Story | Siding | Basement | 224 | | |
| | | | Total: | 142,525 | 101,193 |
| 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 |
| Porches | | | | | |
| WGEP (1 Story) | | | 30 | 4,200 | 2,982 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 528 | 22,899 | 16,258 |
| Door Opener | | | 1 | 535 | 380 |
| | | | Totals: | 179,256 | 127,272 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 125,108

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-001-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 19963 HAAPAPURO RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 06/17/1994 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| ESHBACH CHARLES V & DIANE TRUST<br>19963 HAAPAPURO RD<br>HOUGHTON MI 49931 | 2024 Est TCV 250,674 TCV/TFA: 224.62 | | | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-14-1 SEC 14 T54N R34W E 1/2 OF E 1/2 OF NE 1/4. 40 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/01/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | 40.00 Acres | | | 2100 | 100 | | 84,000 |
| | | 40.00 Total Acres | | | Total Est. Land Value = | | | 84,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 4in Concrete | 6.82 | 72 | 0 | 0 |
| Wood Frame | 27.53 | 117 | 46 | 1,482 |
| Wood Frame | 38.41 | 18 | 46 | 318 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,800 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 83,337 | 125,337 | | | 59,376C |
| 2023 | 38,000 | 75,941 | 113,941 | | | 56,549C |
| 2022 | 38,000 | 66,549 | 104,549 | | | 53,857C |
| 2021 | 38,800 | 66,623 | 105,423 | | | 52,137C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1993 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| | Wood/Shingle | | |
| X | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| X | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 744 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 9
Floor Area: 1,116
Total Base New : 184,312 E.C.F.
Total Depr Cost: 167,725 X 0.983
Estimated T.C.V: 164,874

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 382 | Treated Wood |

**(17) Garage**

Year Built: 1993
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 696
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1993
(11) Heating System: Forced Air w/ Ducts
Ground Area = 744 SF Floor Area = 1116 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 744 | | |
| | | | Total: | 144,534 | 131,527 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,333 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,392 |
| Deck | | | | | |
| Treated Wood | | | 382 | 6,196 | 5,638 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 696 | 27,750 | 25,252 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,391 |
| Door Opener | | | 2 | 1,070 | 974 |
| | | | Totals: | 184,312 | 167,725 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 164,874

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | 17,000 | 05/01/1988 | WD | 03-ARM'S LENGTH | 97:591 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

19817 HAAPAPURO RD

Owner's Name/Address

MANSER NATHAN & MARLOR KATHRYN
19817 HAAPAPURO RD
HOUGHTON MI 49931

Tax Description

P6-14-2 SEC 14 T54N R34W W 1/2 OF E 1/2 OF NE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 08/06/2018

MAP #:

2024 Est TCV 384,665 TCV/TFA: 247.21

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| STORAGE | 05/23/2022 | 2022-010-006 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 40.000 Acres | | 2,100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| D/W/P: 5in Ren. Conc. | 8.75 | 1574 | 89 | 12,258 |
| Wood Frame | 31.62 | 80 | 97 | 2,454 |
| Wood Frame/Conc. | 30.91 | 192 | 97 | 5,757 |
| Total Estimated Land Improvements True Cash Value = | | | | 20,469 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 150,333 | 192,333 | | | 100,569C |
| 2023 | 38,000 | 137,549 | 175,549 | | | 95,780C |
| 2022 | 38,000 | 133,991 | 171,991 | | | 86,604C |
| 2021 | 38,800 | 134,239 | 173,039 | | | 83,838C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1980 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| 4 | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | | | |
|---|---|---|---|
| X | Wood/Shingle | | |
| | Aluminum/Vinyl | | |
| | Brick | | |
| X | Insulation | | |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Hardwood
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1556 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| 1200 | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| 2 | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 1,556
Total Base New : 360,121 E.C.F.
Total Depr Cost: 284,495 X 0.983
Estimated T.C.V: 279,659

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 303 | WCP (1 Story) |
| 96 | CCP (1 Story) |
| 240 | Treated Wood |
| 192 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 855
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1556 SF Floor Area = 1556 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 | 1,556 | | |
| | | | Total: | 239,665 | 189,336 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1200 | 42,108 | 33,265 |
| Basement, Outside Entrance, Above Grade | | | 2 | 3,661 | 2,892 |
| 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 | | | | | |
| WCP (1 Story) | | | 303 | 9,720 | 7,679 |
| CCP (1 Story) | | | 96 | 2,651 | 2,094 |
| Deck | | | | | |
| Treated Wood | | | 240 | 4,572 | 3,612 |
| Treated Wood | | | 192 | 3,942 | 3,114 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 855 | 38,877 | 30,713 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,076 |
| Door Opener | | | 2 | 1,070 | 845 |
| | | | Totals: | 360,121 | 284,495 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 279,659

*** Information herein deemed reliable but not guaranteed***

| | | | | | |
|---|---|---|---|---|---|
| Building Type | Greenhouses Straight-Wall | | | | |
| Year Built | | | | | |
| Class/Construction | D,Frame | | | | |
| Quality/Exterior | Cheap | | | | |
| # of Walls, Perimeter | 4 Wall, 32 | | | | |
| Height | 10 | | | | |
| Heating System | No Heating/Cooling | | | | |
| Length/Width/Area | 8 x 8 = 64 | | | | |
| Cost New | $ 621 | | | | |
| Phy./Func./Econ. %Good | 88/100/100 88.0 | | | | |
| Depreciated Cost | $ 546 | | | | |
| + Unit-In-Place Items | $ 0 | | | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.983 | | | | |
| % Good | 88 | | | | |
| Est. True Cash Value | $ 537 | | | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 537 / All Cards: 537 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-003-00 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. |
|---|---|---|---|---|---|---|---|---|
| KNUUTI WILHO & HELEN | KNUUTI WILHO & HELEN LE ET | 0 | 07/30/2013 | QC | 09-FAMILY | 2013/04434 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

19575 HAAPAPURO RD

Owner's Name/Address

KNUUTI HELEN
MONTONATI TONY & COURT DOROTHY; LE
19575 HAAPAPURO RD
HOUGHTON MI 49931

Tax Description

P6-14-3 SEC 14 T54N R34W W 1/2 OF NE 1/4. 80 A.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/15/2020

MAP #:

2024 Est TCV 329,607 TCV/TFA: 232.28

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| GARAGE | 10/04/2019 | 2019-010-030 | FOUNDATION |
| ALTER | 09/21/2009 | 09-246 | PART COMPL |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| X | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| X | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 11/04/2006 | INSPECTED |
| LP | 10/02/2009 | INSPECTED |
| JR | 08/02/2010 | INSPECTED |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 80.00 Acres | | 2100 | 100 | | 168,000 |
| | | | 80.00 Total Acres | | | Total Est. Land Value = | | 168,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 23.97 | 216 | 63 | 3,262 |
| Total Estimated Land Improvements True Cash Value = | | | | 3,262 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 84,000 | 80,804 | 164,804 | | | 70,555C |
| 2023 | 76,000 | 74,095 | 150,095 | | | 67,196C |
| 2022 | 76,000 | 51,582 | 127,582 | | | 63,997C |
| 2021 | 77,600 | 51,591 | 129,191 | | | 61,953C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CAPE

| Yr Built | Remodeled |
|---|---|
| 1900 | 2020 |

Condition: Average

**Room List**

| | |
|---|---|
| 2 | Basement |
| 5 | 1st Floor |
| 3 | 2nd Floor |
| 5 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Asbestos |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall | X | 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: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 1151 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 60 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 41
Floor Area: 1,419
Total Base New : 273,021 E.C.F.
Total Depr Cost: 161,083 X 0.983
Estimated T.C.V: 158,345

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 174 | WGEP (1 Story) |
| 96 | WGEP (1 Story) |
| 50 | Treated Wood |

**(17) Garage**

Year Built: 1940
Car Capacity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 896
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1151 SF Floor Area = 1419 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 | 1,073 | | |
| 1 Story | Siding | Basement | 78 | | |
| | | | Total: | 188,166 | 111,019 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,809 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,551 |
| Porches | | | | | |
| WGEP (1 Story) | | | 174 | 13,534 | 7,985 |
| WGEP (1 Story) | | | 96 | 9,221 | 5,440 |
| Deck | | | | | |
| Treated Wood | | | 50 | 1,716 | 1,012 |
| Garages | | | | | |
| Class: C Exterior: Block Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 896 | 30,652 | 18,085 |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 12,866 |
| Door Opener | | | 1 | 535 | 316 |
| | | | Totals: | 273,021 | 161,083 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 158,345

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| GRZELAK THEODORE A & WIFE | GRZELAK TRUST THEODORE & N | 0 | 11/21/2013 | PTA | 09-FAMILY | 2013/07027 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45782 SUPERIOR RD

Owner's Name/Address

GRZELAK TRUST THEODORE & MILDRED
23237 CHIPPEWA TR
PO BOX 273
DOLLAR BAY MI 49922

Tax Description

P6-14-4 SEC 14 T54N R34W PT OF NE 1/4 OF NW 1/4 D/F COM AT PT ON W LINE OF NE 1/4 OF NW 1/4, WH IS 208' S OF NW COR, TH E 59.5',TH N 30', TH E 178.5',TH N 183' TO SEC LINE, TH E ON SEC LINE 1082',TH S ON N & S C/L OF SEC 14 1320',TH W ON SUB DIV LINE 1320', TH N ON SUB-DIV LINE 1112' TO POB EXC DESC P6-14-4A(DEFORGE) ALSO EXC PAR D/F; COMMAT NW COR OF NE 1/4 OF NW 1/4 OF SEC, THS 1 DEG 06' 30" W 208.7',TH S 89 DEG 00' 30" E 208.7' TO POB, TH N 1 DEG 06' 30" E 79.7', TH S 89 DEG 00' 30" E 15.1', THS 0 DEG 37' E 79.65', TH N 89 DEG 00' 30" W 17.5' TO POB. 36.97 ACRES

Comments/Influences

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 83,091 TCV/TFA: 103.86

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 36.970 Acres | | 2,248 | 100 | | 83,091 |
| | | | 36.97 Total Acres | | Total Est. Land Value = | | | 83,091 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 41,546 | 0 | 41,546 | | | 10,060C |
| 2023 | 35,576 | 24,979 | 60,555 | 35,576J | | 9,581C |
| 2022 | 35,576 | 0 | 35,576 | | | 9,125C |
| 2021 | 36,134 | 0 | 36,134 | | | 8,834C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| |
|---|
| Wood Sash |
| Metal Sash |
| Vinyl Sash |
| Double Hung |
| Horiz. Slide |
| Casement |
| Double Glass |
| Patio Doors |
| Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 620 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 56
Floor Area: 800
Total Base New : 125,357 E.C.F.
Total Depr Cost: 0 X 0.983
Estimated T.C.V: 0

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | WGEP (1 Story) |
| 184 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 620 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/0/100/0
Functional Depreciation because of: PROPERTY OWNER SAYS

Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 2 Story | Siding | Crawl Space | 180 | | |
| 1 Story | Siding | Crawl Space | 440 | | |
| | | | Total: | 93,001 | 0 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 0 |
| Water Well, 150 Feet | | | 1 | 8,181 | 0 |
| Porches | | | | | |
| WGEP (1 Story) | | | 72 | 6,925 | 0 |
| WGEP (1 Story) | | | 184 | 12,797 | 0 |
| | | | Totals: | 125,357 | 0 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 0

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-005-00 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. |
|---|---|---|---|---|---|---|---|---|
| DEFORGE JOSEPH & THERESA | MURPHY JENNIFER S | 86,500 | 05/27/2004 | WD | 21-NOT USED/OTHER | 164:817 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45968 SUPERIOR RD

Owner's Name/Address

SCHULZE JORDAN R
45968 SUPERIOR RD
HOUGHTON MI 49931

Tax Description

P6-14-4A SEC 14 T54N R34W PART OF NE 1/4 OF NW 1/4 SEC 14 D/F, FROM THE NW COR OF SEC 14 GO S 89 DEG 00' 30" E ALONG SEC LINE 1720.2', TH S 00 DEG 09' 30" E 33' TO POB, TH S 89 DEG00' 30" E 295.16', TH S 00 DEG 09' 30" E295.16',TH N 89 DEG 00' 30" W 295.16',TH N 00 DEG 09' 30" W 295.16' TO POB. 2 A.164/817

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 162,313 TCV/TFA: 124.00

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 2.000 | Acres | 10,000 | 100 | | 20,000 |
| | | | 2.00 | Total Acres | | Total Est. Land Value = | | 20,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,000 | 71,157 | 81,157 | | | 76,866C |
| 2023 | 8,200 | 65,006 | 73,206 | | | 73,206S |
| 2022 | 8,200 | 56,942 | 65,142 | | | 52,068C |
| 2021 | 9,000 | 57,051 | 66,051 | | | 50,405C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

Room List

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| 2 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 468 S.F.
Crawl: 544 S.F.
Slab: 63 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 |
| 1 | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 1,309
Total Base New : 203,904 E.C.F.
Total Depr Cost: 144,774 X 0.983
Estimated T.C.V: 142,313

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 225 | WGEP (1 Story) |
| 98 | WGEP (1 Story) |

**(17) Garage**

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: 2
Mech. Doors: 0
Area: 576
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1075 SF Floor Area = 1309 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 | 544 | | |
| 1.5 Story | Siding | Basement | 468 | | |
| 1 Story | Siding | Slab | 63 | | |
| | | | Total: | 148,728 | 105,598 |

| | | | |
|---|---|---|---|
| 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 |
| Porches | | | |
| WGEP (1 Story) | 225 | 14,666 | 10,413 |
| WGEP (1 Story) | 98 | 8,536 | 6,061 |
| Garages | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | |
| Base Cost | 576 | 21,807 | 15,483 |
| Door Opener | 2 | 1,070 | 760 |
| | Totals: | 203,904 | 144,774 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 142,313

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45995 SUPERIOR RD

**Owner's Name/Address**

CARLSON ROBERT A & BETTY A
45995 SUPERIOR RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

CARLSON ROBERT A & BETTY A
45995 SUPERIOR RD
HOUGHTON MI 49931

**Tax Description**

P6-14-5 SEC 14 T54N R34W PART OF NE 1/4 OF NW 1/4 D/F;
COMM AT A POINT 52 & 7/40' E OF NW COR OF NE 1/4 OF NW 1/4, TH S PARALLEL WITH W SEC LINE208.7', TH E 156 & 21/40', TH N 208.7' TO SEC LINE, TH W ON N SEC LINE 156 & 21/40' TO POB ALSO COMM AT A POINT ON N LINE OF SEC 14 208.7' E OF NW COR OF NE 1/4 OF NW 1/4 POB, TH S 89 DEG 0' 30" E 28.43', TH S 129', TH W 28.43', TH N 129' TO POB .75 ACRE AND
P6-14-4B SEC 14 T54N R34W PART OF NE 1/4 OF NW 1/4 D/F, COM AT NW COR OF NE 1/4 OF NW 1/4 OF SEC, TH S 1 DEG O6' 30" W 208.7', TH S 89 DEG 00' 30" E 208.17' TO POB, TH N 1 DEG 06' 30"E 79.7', TH S 89 DEG 00' 30" E 15.1', THS 0 DEG 37', E 79.65', TH N 89 DEG 00' 30" W 17.5' TO POB. .03 ACRE (0.78 A TOTAL)
***BALANCE OF DESCRIPTION ON FILE***

**Comments/Influences**

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 128,246 TCV/TFA: 121.45

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 0.780 | Acres | 13,000 | 100 | | 10,140 |
| | | | 0.78 | Total Acres | | Total Est. Land Value = | | 10,140 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 19.39 | 192 | 46 | 1,713 |
| Total Estimated Land Improvements True Cash Value = | | | | 1,713 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,070 | 59,053 | 64,123 | | | 17,869C |
| 2023 | 3,750 | 53,987 | 57,737 | | | 17,019C |
| 2022 | 3,750 | 47,319 | 51,069 | | | 16,209C |
| 2021 | 4,680 | 47,351 | 52,031 | | | 15,692C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Hardwood
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 704 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: D
Effec. Age: 54
Floor Area: 1,056
Total Base New : 166,769 E.C.F.
Total Depr Cost: 118,406 X 0.983
Estimated T.C.V: 116,393

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 154 | WCP (1 Story) |
| 20 | WGEP (1 Story) |
| 192 | WGEP (1 Story) |

**(17) Garage**

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: 936
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls D Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 1056 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 | Crawl Space | 704 | | | *7 |
| | | | Total: | 106,309 | 75,480 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,172 | 2,962 | |
| Water Well, 50 Feet | | | 1 | 2,445 | 1,736 | |
| Porches | | | | | | |
| WCP (1 Story) | | | 154 | 5,313 | 3,772 | *7 |
| WGEP (1 Story) | | | 192 | 12,027 | 8,539 | *7 |
| WGEP (1 Story) | | | 20 | 1,561 | 1,108 | *7 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | | |
| Base Cost | | | 936 | 34,407 | 24,429 | *7 |
| Door Opener | | | 1 | 535 | 380 | |
| | | | Totals: | 166,769 | 118,406 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 116,393

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-007-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45999 SUPERIOR RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 08/10/1998 | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| GAGNON DEBORAH M<br>45999 SUPERIOR RD<br>HOUGHTON MI 49931 | 2024 Est TCV 223,026 TCV/TFA: 99.92 | | | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.50 Acres | | 13000 | 100 | | 6,500 |
| | | | 0.50 Total Acres | | Total Est. Land Value = | | | 6,500 |

Taxpayer's Name/Address

GAGNON DEBORAH M
45999 SUPERIOR RD
HOUGHTON MI 49931

Tax Description

P6-14-6 SEC 14 T54N R34W A PARCEL OF LAND IN THE NW 1/4 OF SEC 14D/F; BEG AT A POINT ON THE N LINE OF SEC 14 THAT IS 52.7' E OF N 1/4 COR OF SD SEC, TH W ALONG SEC LINE 52.7', TH S 20'TH W 59.5', TH S 183', TH E 59.5', TH S 5.7', TH E 52.7', TH N 208.7' TO POB. .50 ACRE M/L

Comments/Influences

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,250 | 108,263 | 111,513 | | | 23,346C |
| 2023 | 2,404 | 98,756 | 101,160 | | | 22,235C |
| 2022 | 2,404 | 86,506 | 88,910 | | | 21,177C |
| 2021 | 3,000 | 86,670 | 89,670 | | | 20,501C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 1 | 2nd Floor |
| 1 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | X | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Plaster |

**(7) Excavation**

Basement: 1344 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 29
Floor Area: 2,232
Total Base New : 275,115 E.C.F.
Total Depr Cost: 220,271 X 0.983
Estimated T.C.V: 216,526

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 28 | WGEP (1 Story) |
| 32 | Treated Wood |

**(17) Garage**

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: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage: 2 Car

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 2232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1.5 Story | Siding | Basement | 432 | | | |
| 1 Story | Siding | Basement | 240 | | | |
| 2 Story | Siding | Basement | 672 | | | *8 |
| | | | Total: | 233,955 | 184,872 | |

| | | | | |
|---|---|---|---|---|
| Other Additions/Adjustments | | | | |
| Water/Sewer | | | | |
| 1000 Gal Septic | 1 | 4,453 | 3,830 | |
| Water Well, 50 Feet | 1 | 2,530 | 2,176 | |
| Porches | | | | |
| WGEP (1 Story) | 28 | 4,009 | 3,448 | |
| Deck | | | | |
| Treated Wood | 32 | 1,345 | 1,157 | |
| Garages | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | |
| Base Cost | 672 | 24,373 | 20,961 | *8 |
| Door Opener | 2 | 1,070 | 920 | |
| Basement Garage: 2 Car | 1 | 3,380 | 2,907 | |
| | Totals: | 275,115 | 220,271 | |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 216,526

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-008-00 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. |
|---|---|---|---|---|---|---|---|---|
| PRINCE FRED | GRZELAK KEVIN T & LYNN | 8,000 | 02/15/2008 | WD | 03-ARM'S LENGTH | | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

SUPERIOR RD

**Owner's Name/Address**

GRZELAK KEVIN T & LYNN
7190 CONSERVATION ST, NE
ADA MI 49301

Class: TIMBER CUTOVER-IMP Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 43,147

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

**Public Improvements**

- 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

**Tax Description**

P6-14-8 SEC 14 T54N R34W PART OF THE NW 1/4 OF NW 1/4 OF SEC 14 D/F, COM AT THE NE COR OF NW 1/4 OF NW 1/4 AND THE POB, TH S 1 DEG 12' 30" W ALONG THE N & S C/L OF SAID 1/4 20', TH N 88 DEG 28' 10" W AND PAR TO N LINE OF SAID 1/4 59.5', TH S 1 DEG 12' 30" W 183.2', TH S 88 DEG 28' 10" E 59.5', TH S 1 DEG 12' 30" W ALONG N AT S C/L OF SAID 1/4 650.10', TH N 88 DEG 28' 10" W 466.70' TH S 1 DEG 12'30" W 466.70',TH N 88 DEG 28' 10" W ALG THE E AT W C/L OF SD 1/4 853.30 TO W BDRY LINE OF SEC 14, TH N 1 DEG 12' 30" E ALG SEC LINE 1320' TO NW COR OF SD 1/4, TH S 88 DEG 28' 10" E ALG THE N LINE OF SD 1/4 1320' TO POB.34.75 ACRES

**Comments/Influences**

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 34.750 Acres | | 1,242 | 100 | | 43,147 |
| | | | 34.75 Total Acres | | Total Est. Land Value = | | | 43,147 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 21,574 | 0 | 21,574 | | | 5,474C |
| 2023 | 21,149 | 0 | 21,149 | | | 5,214C |
| 2022 | 20,613 | 0 | 20,613 | | | 4,966C |
| 2021 | 20,850 | 0 | 20,850 | | | 4,808C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-009-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: RESIDENTIAL-IMPROV | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| SUPERIOR RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| LAKE SUPERIOR TIMBERLANDS LLC<br>C/O MOLPUS TIMBERLANDS MGT LLC<br>654 NORTH STATES STREET<br>JACKSON MS 39202 | 2024 Est TCV 62,002 TCV/TFA: 77.50 | | | | | |

X Improved | | Vacant

Land Value Estimates for Land Table M & B.METES & BOUNDS

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| INLAND PROPERTIES | | | 24.500 Acres | | 267 | 100 | | 6,550 |
| | | | 24.50 Total Acres | | Total Est. Land Value = | | | 6,550 |

Public Improvements

- 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
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

P6-14-9 SEC 14 T54N R34W PART OF NW 1/4 D/F BEG AT AN IRON PIN MARKING 1/16 POST BET W 1/4 POST & NW COR OF SEC 14, TH S 88 DEG 28' 10" E ALONG E & W CL OF NW 1/4 853.30' M/L TO AN IRON PIN, TH N 1 DEG 12'30" E 466.70'M/L TO AN IRON PIN, TH S 88 DEG 28' 10" E 466.70' TO AN IRON PIN ON N & S C/L OFNW 1/4, TH S 1 DEG 12' 30" W ALONG N & SC/L 466.70' M/L TO AN IRON PIN MARKING CEN OF NW 1/4, TH S 88 DEG 28'10" E ALG E-W C/L OF NW 1/4 934.50' TO IP;TH S 1 DEG 12'30" W 350' TO IP;TH N 88 DEG 28' 10" W 584.50' TO IP;TH S 68 DEG 19'50" W379.93' TO IP ON N-S C/L OF NW 1/4; TH S 1 DEG 12'30" W 500.49' TO IP;TH S 86 DEG 29' 10" E 230' TO IP; TH S 1 DEG 12'30" W 339' TO IP;TH N 86 DEG 29'10" W 230' TO 1/16 POST ON E-W C/L;TH N 1 DEG 12'30" E 174.77' TO IP;TH N 29 DEG 45' 10" W 179.37';TH N 9 DEG 10'40" W 85.30'TH N 18 DEG 9'10" W 109.25; TH N 72 ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 3,275 | 27,726 | 31,001 | | | 31,001S |
| 2023 | 16,025 | 0 | 16,025 | 42,538J | | 42,233C |
| 2022 | 15,200 | 0 | 15,200 | 41,200J | | 40,222C |
| 2021 | 15,363 | 0 | 15,363 | | | 15,188C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 0 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 620 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 0 | Amps Service |

No./Qual. of Fixtures

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

No. of Elec. Outlets

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 55
Floor Area: 800
Total Base New : 125,357 E.C.F.
Total Depr Cost: 56,411 X 0.983
Estimated T.C.V: 55,452

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 72 | WGEP (1 Story) |
| 184 | WGEP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 620 SF Floor Area = 800 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 | Crawl Space | 180 | | |
| 1 Story | Siding | Crawl Space | 440 | | |
| | | | Total: | 93,001 | 41,851 |

Other Additions/Adjustments

| | | | |
|---|---|---|---|
| Water/Sewer | | | |
| 1000 Gal Septic | 1 | 4,453 | 2,004 |
| Water Well, 150 Feet | 1 | 8,181 | 3,681 |
| Porches | | | |
| WGEP (1 Story) | 72 | 6,925 | 3,116 |
| WGEP (1 Story) | 184 | 12,797 | 5,759 |
| | Totals: | 125,357 | 56,411 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 55,452

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| LANGE ELDRED W & WIFE & GA | BETTERLY VICTOR M & EMILY | 20,000 | 01/12/2007 | WD | 03-ARM'S LENGTH | 2007/00296 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45595 SUPERIOR RD

**Owner's Name/Address**

BETTERLY EMILY G
45595 SUPERIOR RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 01/12/2007

MAP #:

2024 Est TCV 221,233 TCV/TFA: 204.85

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

**Tax Description**

P6-14-10 SEC 14 T54N R34W PT OF SW 1/4 OF NW 1/4 D/F, ALL THAT PT LYING S & W OF THE FOLL DESC LINE WH STARTS ON THE SEC LINE 132' S FROM THE NW COR OF THE SW 1/4 OF NW 1/4 & D/F RUNN 65 DEG 51' E 150', TH N 83 DEG 53' E 126.15', TH S 88 DEG 28' E 211', TH S 74 DEG 59' E 200',TH S 50 DEG 32' E 177.26'TH S 49 DEG 7' 50" E 93.6' TO A STAKE,THS 32 DEG 27' 10" E 80' TH S 78 DEG 4' 10" E 201.96' TO A STAKE, TH S 17 DEG 9' 40" E 40.77' TO A STAKE, TH S 24 DEG 55'40" E 127.28' TO A STAKE, TH S 9 DEG 50'40" E 153.01'TO A STAKE, TH S 27 DEG 50'10" E 102.2' TO A STAKE, TH S 72 DEG 51' 40" E 51.15' TO A STAKE MARKED 8 WH TERMINATES IN E LINE OF SD SW 1/4 OF NW 1/4 EXC DESC P6-14-10A (TADDEUCCI). ALSO EXC ALL LAND LYING N & W OF CO RD. 14.86 ACRES.

**Comments/Influences**

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| X | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| LP | 07/14/2009 | INSPECTED |
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 15 ACRE | | | 14.86 Acres | | 3800 | 100 | | 56,468 |
| | | | 14.86 Total Acres | | Total Est. Land Value = | | | 56,468 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,234 | 82,383 | 110,617 | | | 16,198C |
| 2023 | 20,804 | 75,129 | 95,933 | | | 15,427C |
| 2022 | 20,804 | 65,815 | 86,619 | | | 14,693C |
| 2021 | 16,718 | 65,941 | 82,659 | | | 14,224C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1

| Yr Built | Remodeled |
|---|---|
| 1960 | 1998 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Block

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Tile
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1080 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 16
Floor Area: 1,080
Total Base New : 206,362 E.C.F.
Total Depr Cost: 167,614 X 0.983
Estimated T.C.V: 164,765

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 76 | WSEP (1 Story) |
| 154 | WSEP (1 Story) |

**(17) Garage**

Year Built: 1960
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: 528
% Good: 66
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 Cls C Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost | |
|---|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,080 | | | |
| | | | Total: | 159,254 | 133,774 | |
| Other Additions/Adjustments | | | | | | |
| Water/Sewer | | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,999 | |
| Water Well, 200 Feet | | | 1 | 10,514 | 8,832 | |
| Porches | | | | | | |
| WSEP (1 Story) | | | 76 | 4,779 | 3,154 | *6 |
| WSEP (1 Story) | | | 154 | 8,162 | 5,387 | *6 |
| Garages | | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | | |
| Base Cost | | | 528 | 20,529 | 13,549 | *6 |
| Common Wall: 1 Wall | | | 1 | -2,172 | -1,434 | |
| Door Opener | | | 1 | 535 | 353 | |
| | | | Totals: | 206,362 | 167,614 | |

Notes: RANCH
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 164,765

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-010-25 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. |
|---|---|---|---|---|---|---|---|---|
| | | 43,000 | 07/01/1996 | WD | 03-ARM'S LENGTH | 136:423 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address |
|---|
| SUPERIOR RD |

Owner's Name/Address

BETTERLY VICTOR M
PO BOX 93
HOUGHTON MI 49931

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 56,350

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 9 ACRE | | | 8.67 Acres | | 5000 | 100 | | 43,350 |
| NEW ACREAG 1 ACRE | | | 1.00 Acres | | 13000 | 100 | | 13,000 |
| | | | 9.67 Total Acres | | | Total Est. Land Value = | | 56,350 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

A PARCEL OF LAND SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SWL/4, NWL/4), LYING SOUTHEASTERLY OF COUNTY ROAD P651, SECTION 14, TOWNSHIP 54 NORTH, RANGE 34 WEST, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14; THEN S86°07'57"E, ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION, 110.84 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD P651, ALSO BEING THE POINT OF BEGINNING; THEN THE FOLLOWING TWO COURSES ALONG SAID RIGHT OF WAY LINE; 114 .16 FEET ALONG A 539.96 FOOT CURVE TO THE RIGHT WITH A DELTA ANGLE OF 15°17'51" AND A CHORD BEARING N35°12'34"E 143 .74 FEET; THEN N42°51'29"E 646 .87 FEET; THEN S47°08'31"E 621.15 FEET; THEN S86°07'57"E ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 28,175 | 0 | 28,175 | | | 13,179C |
| 2023 | 20,414 | 0 | 20,414 | | | 12,552C |
| 2022 | 20,414 | 0 | 20,414 | | | 11,955C |
| 2021 | 18,572 | 0 | 18,572 | | | 11,574C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-010-35 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. |
|---|---|---|---|---|---|---|---|---|
| JENKINS SPENCER & CARRIE | SANTEFORD JODI L | 530,000 | 05/26/2022 | WD | 03-ARM'S LENGTH | 2022/02915 | PROPERTY TRANSFER | 100.0 |
| | | 43,000 | 07/01/1996 | WD | 03-ARM'S LENGTH | 136:423 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45646 SUPERIOR RD

Owner's Name/Address

SANTEFORD JODI L
45646 SUPERIOR RD
HOUGHTON MI 49931

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 04/03/2023

MAP #:

2024 Est TCV 473,167 TCV/TFA: 277.68

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 04/04/2016 | 2016-031-011 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 5 ACRE | | | 4.20 Acres | | 6000 | 100 | | 25,200 |
| | | | 4.20 Total Acres | | Total Est. Land Value = | | | 25,200 |

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

A PARCEL OF LAND SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4), LYING SOUTHEASTERLY OF COUNTY ROAD P651,SECTION 14, TOWNSHIP 54 NORTH, RANGE 34 WEST, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14; THEN S86°07'57"E, ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION, 110.84 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD P651, THEN THE FOLLOWING TWO COURSES A LONG SAID RIGHT OF WAY LINE; 114.16 FEET ALONG A 539 .96 FOOT CURVE TO THE RIGHT WITH A DELTA ANGLE OF 15°17'5111 AND A CHORD BEARING N35°12'34"E 143 .74 FEET; THEN
N42°51'2911 E 646.87 FEET TO THE POINT OF BEGINNING; THEN N42°51'29"E 221.00 FEET CONTINUING A LONG SAID RIGHT OF WAY LINE;
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,600 | 223,984 | 236,584 | | | 225,062C |
| 2023 | 10,500 | 203,845 | 214,345 | | | 214,345S |
| 2022 | 10,500 | 142,993 | 153,493 | | | 130,381C |
| 2021 | 8,505 | 143,274 | 151,779 | | | 126,216C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: CONTEMPORARY

| Yr Built | Remodeled |
|---|---|
| 2017 | 0 |

Condition: Very Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1704 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| |
|---|
| Conc. Block |
| Poured Conc. |
| Stone |
| Treated Wood |
| Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| 1500 | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| 1 | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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) |
| 4 | 3 Fixture Bath |
| 1 | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: BC
Effec. Age: 3
Floor Area: 1,704
Total Base New : 469,807 E.C.F.
Total Depr Cost: 455,714 X 0.983
Estimated T.C.V: 447,967

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 132 | WCP (1 Story) |
| 48 | CCP (1 Story) |

**(17) Garage**

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 2
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls BC Blt 2017
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1704 SF Floor Area = 1704 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

| Stories | Exterior | Foundation | Size | Cost New | Depr. Cost |
|---|---|---|---|---|---|
| 1 Story | Siding | Basement | 1,704 | | |
| | | | Total: | 300,118 | 291,115 |
| Other Additions/Adjustments | | | | | |
| Basement Living Area | | | 1500 | 78,660 | 76,300 |
| Basement, Outside Entrance, Above Grade | | | 1 | 2,337 | 2,267 |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 3 | 20,059 | 19,457 |
| 2 Fixture Bath | | | 1 | 4,480 | 4,346 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 5,516 | 5,351 |
| Water Well, 150 Feet | | | 1 | 9,036 | 8,765 |
| Porches | | | | | |
| WCP (1 Story) | | | 132 | 7,490 | 7,265 |
| CCP (1 Story) | | | 48 | 1,804 | 1,750 |
| Garages | | | | | |
| Class: BC Exterior: Siding Foundation: 42 Inch (Finished) | | | | | |
| Base Cost | | | 720 | 43,546 | 42,240 |
| Common Wall: 1.5 Wall | | | 1 | -4,576 | -4,439 |
| Door Opener | | | 2 | 1,337 | 1,297 |
| | | | Totals: | 469,807 | 455,714 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 447,967

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-011-00 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**

45684 SUPERIOR RD

**Owner's Name/Address**

TADDEUCCI JAMES G & WIFE ET AL
45684 SUPERIOR RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

TADDEUCCI JAMES G & WIFE ET AL
45684 SUPERIOR RD
HOUGHTON MI 49931

**Tax Description**

P6-14-10A SEC 14 T54N R34W PART OF SW 1/4 OF NW 1/4 SEC 14 D/F, COMAT SE COR OF SW 1/4 OF NW 1/4, TH N 31 DEG 30' W 800' M/L TH N 38 DEG 40' W 179' M/L TO POB, WH IS POINT ON SE'LY EDGE OF CO ROAD R/W, TH N 45 DEG 40' E 175' ALG SELY EDGE OF CO RD R/W, TH S 78 DEG 04'10" E 101.92' M/L, TH S 7 DEG 09'40" E 40.77' M/L, TH S 24 DEG 55' 40" E 127.28', TH S 9 DEG 50'40" E 62', TH N 68 DEG 57' 20" W 315.9' TO POB. .79 A.

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 195,301 TCV/TFA: 144.56

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved  Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 1 ACRE | | | 0.79 Acres | | 13000 | 100 | | 10,270 |
| | | | 0.79 Total Acres | | Total Est. Land Value = | | | 10,270 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 5,135 | 92,516 | 97,651 | | | 50,389C |
| 2023 | 3,798 | 84,310 | 88,108 | | | 47,990C |
| 2022 | 3,798 | 73,858 | 77,656 | | | 45,705C |
| 2021 | 4,740 | 74,000 | 78,740 | | | 44,245C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1959 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| X | 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: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1351 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | X | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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 |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 14
Floor Area: 1,351
Total Base New : 218,872 E.C.F.
Total Depr Cost: 188,231 X 0.983
Estimated T.C.V: 185,031

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 21 | CPP |

**(17) Garage**

Year Built: 1959
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: 432
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1959
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1351 SF Floor Area = 1351 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 | 1,351 | | |
| | | | Total: | 192,991 | 165,973 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,094 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,261 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) | | | | | |
| Base Cost | | | 432 | 20,010 | 17,209 |
| Common Wall: 1 Wall | | | 1 | -2,628 | -2,260 |
| Door Opener | | | 1 | 535 | 460 |
| Porches | | | | | |
| CPP | | | 21 | 574 | 494 |
| | | | Totals: | 218,872 | 188,231 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 185,031

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| GRZELAK THEODORE A & WIFE | GRZELAK TRUST THEODORE & N | 0 | 11/21/2013 | PTA | 09-FAMILY | 2013/07027 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

GRZELAK TRUST THEODORE & MILDRED
23237 CHIPPEWA TR
PO BOX 273
DOLLAR BAY MI 49922

Tax Description

P6-14-11 SEC 14 T54N R34W PT OF SE 1/4 OF NW 1/4 D/F, COM AT A PT ON THE E & W CL OF SEC 14, 230' E OF SW COR OF SE 1/4 OF NW 1/4, POB FROM THIS RUN N 1 DEG 12' 30" E 339' TH N 86 DEG 29' 10" W 230' TO THE W LINE OF SE 1/4 OF NE 1/4 TH N ALG SUB-DIV LINE 481' M/L TO A PT ON SD LINE WH IS 500'S OF NW COROF SE 1/4 OF NW 1/4, TH N 68 DEG 19' 50"E 378.93' TH S 88 DEG 28' 10" E 584.5', TH N 1 DEG 12' 30" E 350' TO N LINE OF SE 1/4 OF NW 1/4, TH E ON SD SEC LINE 385.5' TO N & S C/L OF SEC 14, TH S ON SD LINE 1320', TH W ON E & W C/L 1090' TO POB. 30.10 ACRES

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 81,030

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Public Improvements

- 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 |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 30.100 Acres | | 2,692 | 100 | | 81,030 |
| | | | 30.10 Total Acres | | Total Est. Land Value = | | | 81,030 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,515 | 0 | 40,515 | | | 7,154C |
| 2023 | 30,080 | 0 | 30,080 | | | 6,814C |
| 2022 | 30,080 | 0 | 30,080 | | | 6,490C |
| 2021 | 30,088 | 0 | 30,088 | | | 6,283C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: AGRICULTURAL-IMPRO | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45310 SUPERIOR RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SANTEFORD HENRY S JR & SALLY<br>45310 SUPERIOR RD<br>HOUGHTON MI 49931 | 2024 Est TCV 176,304 TCV/TFA: 110.19 | | | | | |

X Improved | | Vacant

Public Improvements

| | |
|---|---|
| | Dirt Road |
| | Gravel Road |
| | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

Topography of Site

| | |
|---|---|
| | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Tax Description

P6-14-12 SEC 14 T54N R34W NE 1/4 OF SW 1/4. 40 A.

Comments/Influences

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Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 40.000 Acres | | 1,475 | 100 | | 59,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 59,000 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 25.45 | 198 | 64 | 3,225 |
| Wood Frame | 38.75 | 49 | 64 | 1,215 |
| Total Estimated Land Improvements True Cash Value = | | | | 4,440 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,500 | 58,652 | 88,152 | | | 29,279C |
| 2023 | 21,400 | 54,286 | 75,686 | | | 27,885C |
| 2022 | 20,000 | 54,522 | 74,522 | | | 26,558C |
| 2021 | 20,500 | 53,246 | 73,746 | | | 25,710C |

*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: COLONIAL

| Yr Built | Remodeled |
|---|---|
| 1900 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 3 | 1st Floor |
| 3 | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

| | | | |
|---|---|---|---|
| X | Drywall | | |

**(7) Excavation**

Basement: 832 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | 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 |
| X | 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 |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |
| 1 | Wood Stove |
| | Direct-Vented Gas |

Class: C
Effec. Age: 56
Floor Area: 1,600
Total Base New : 258,305 E.C.F.
Total Depr Cost: 116,238 X 0.832
Estimated T.C.V: 96,710

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 248 | WGEP (1 Story) |
| 32 | WGEP (1 Story) |
| 32 | CPP |

**(17) Garage**

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: 840
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1900
(11) Heating System: Space Heater
Ground Area = 832 SF Floor Area = 1600 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 | 768 | | |
| 1 Story | Siding | Basement | 64 | | |
| | | | Total: | 195,953 | 88,180 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 2,142 |
| Water Well, 50 Feet | | | 1 | 2,629 | 1,183 |
| Porches | | | | | |
| WGEP (1 Story) | | | 248 | 17,211 | 7,745 |
| WGEP (1 Story) | | | 32 | 4,764 | 2,144 |
| CPP | | | 32 | 860 | 387 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 840 | 28,560 | 12,852 |
| Door Opener | | | 2 | 1,070 | 481 |
| Fireplaces | | | | | |
| Wood Stove | | | 1 | 2,497 | 1,124 |
| | | | Totals: | 258,305 | 116,238 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 96,710

*** Information herein deemed reliable but not guaranteed***

| Building Type | Barn - General Purpose | Farm Utility Storage Shed | Farm Utility Storage Shed | | |
|---|---|---|---|---|---|
| Year Built | | | | | |
| Class/Construction | D,Pole | D,Frame | D,Frame | | |
| Quality/Exterior | Average | Average | Low Cost | | |
| # of Walls, Perimeter | 4 Wall, 148 | 4 Wall, 80 | 4 Wall, 72 | | |
| Height | 12 | 10 | 10 | | |
| Heating System | No Heating/Cooling | No Heating/Cooling | No Heating/Cooling | | |
| Length/Width/Area | 40 x 34 = 1360 | 24 x 16 = 384 | 26 x 10 = 260 | | |
| Cost New | $ 40,882 | $ 5,299 | $ 3,606 | | |
| Phy./Func./Econ. %Good | 39/100/100 39.0 | 39/100/100 39.0 | 39/100/100 39.0 | | |
| Depreciated Cost | $ 15,944 | $ 2,067 | $ 1,406 | | |
| + Unit-In-Place Items | $ 0 | $ 0 | $ 0 | | |
| Description, Size X Rate X %Good = Cost<br><br>Itemized ->\<br><br>Unit-In-Place ->\<br><br>Items ->\ | | | | | |
| E.C.F. | X 0.832 | X 0.832 | X 0.832 | | |
| % Good | 39 | 39 | 39 | | |
| Est. True Cash Value | $ 13,265 | $ 1,719 | $ 1,170 | | |
| Comments: | | | | | |
| Total Estimated True Cash Value of Agricultural Improvements / This Card: 16154 / All Cards: 16154 | | | | | |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-014-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| REENDERS-ARENS AUDREY & NI | BLAKE SCOTT C & AMY L | 165,000 | 10/31/2018 | WD | 03-ARM'S LENGTH | 2018/05349 | PROPERTY TRANSFER | 100.0 |
| PYPKER THOMAS G &TARASOFF | REENDERS-ARENS AUDREY & NI | 150,700 | 05/13/2013 | WD | 03-ARM'S LENGTH | 2013/02835 | DEED | 100.0 |
| PYPKER, THOMAS G. | PYPKER THOMAS G &TARASOFF | 32,000 | 05/14/2009 | QC | 21-NOT USED/OTHER | 2009/03096 | BUYER/SELLER | 0.0 |
| WALRATH RICHARD T & ANITA | PYPKER, THOMAS G. | 137,500 | 11/05/2006 | WD | 03-ARM'S LENGTH | 169/921 | DEED | 100.0 |

Property Address

45304 SUPERIOR RD

Owner's Name/Address

BLAKE SCOTT C & AMY L
45304 SUPERIOR RD
HOUGHTON MI 49931

Tax Description

P6-14-13 SEC 14 T54N R34W NW 1/4 OF SW 1/4, COM W 1/4 COR OF SEC 14, TH ALG W SEC LINE S 04 DEG 42' 29" W 931.11'; TH S 86 DEG 07' 57" E 25' TO POB; TH S 86 DEG 07' 57" E 425'; TH S 04 DEG 42' 29" W 422.16' TO S LINE OF NW 1/4 OF SW 1/4; TH ALG S LINE N 87 DEG 21' 46" W 424.98'; TH N 04 DEG 42' 29" E 431.29' TO POB. SUBJECT TO R/W OF SUPERIOR RD. 4 A. W/EASEMENT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 07/15/2019

MAP #:

2024 Est TCV 185,795 TCV/TFA: 84.15

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| REPAIR/RENOVATE | 07/29/2010 | 10-192 | COMPLETE |
| HOUSE | 05/08/2006 | 06-057 | FOUNDATION |
| | | | |
| | | | |

| | | | |
|---|---|---|---|
| X | Improved | | Vacant |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * 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 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 14,000 | 78,898 | 92,898 | | | 74,151C |
| 2023 | 12,000 | 72,350 | 84,350 | | | 70,620C |
| 2022 | 12,000 | 63,378 | 75,378 | | | 67,258C |
| 2021 | 9,000 | 63,494 | 72,494 | | | 65,110C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: 1 1/2

| Yr Built | Remodeled |
|---|---|
| 1900 | 2010 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 4 | 1st Floor |
| 4 | 2nd Floor |
| 4 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| X | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| 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 |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |
| | Metal |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | 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: Linoleum
Other: Carpeted
Other: Hardwood

**(6) Ceilings**

**(7) Excavation**

Basement: 1605 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Gas | | X | Oil | | Elec. |
| | Wood | | | Coal | | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: CD
Effec. Age: 44
Floor Area: 2,208
Total Base New : 286,649 E.C.F.
Total Depr Cost: 160,524 X 0.983
Estimated T.C.V: 157,795

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 144 | WGEP (1 Story) |
| 119 | WGEP (1 Story) |
| 78 | Treated Wood |

**(17) Garage**

Year Built: 1900
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: 56
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1605 SF Floor Area = 2208 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 | 400 | | |
| 1.5 Story | Siding | Basement | 1,205 | | |
| | | | Total: | 234,550 | 131,348 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 2,494 |
| Water Well, 50 Feet | | | 1 | 2,530 | 1,417 |
| Porches | | | | | |
| WGEP (1 Story) | | | 144 | 10,904 | 6,106 |
| WGEP (1 Story) | | | 119 | 9,737 | 5,453 |
| Deck | | | | | |
| Treated Wood | | | 78 | 2,133 | 1,194 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 576 | 21,807 | 12,212 |
| Door Opener | | | 1 | 535 | 300 |
| | | | Totals: | 286,649 | 160,524 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 157,795

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-014-10 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. |
|---|---|---|---|---|---|---|---|---|
| NIEMELA NELS & MERRY | SANTEFORD, HENRY S & SALLY | 34,000 | 05/07/2015 | WD | 03-ARM'S LENGTH | 2015/02482 | DEED | 100.0 |
| ST MARTIN LEANN S | NIEMELA NELS A & MERRY L | 35,000 | 02/28/2007 | WD | 03-ARM'S LENGTH | 2007/01047 | DEED | 100.0 |
| GALBRAITH SHIRLEY ANN | ST MARTIN LEANN S | 28,000 | 02/09/2006 | WD | 03-ARM'S LENGTH | 167/1366 | DEED | 100.0 |
| | | | | | | | | |

Property Address

SUPERIOR RD

Owner's Name/Address

SANTEFORD HENRY S & SALLY K TRUST
45310 SUPERIOR RD
HOUGHTON MI 49931

Tax Description

P6-14-13
SEC 14 T54N R34W
TH N 358' OF NW 1/4 OF SW 1/4 EXC W 25' THEREOF. 10.84 A
AND INCLUDING
PRT NW 1/4 OF SW 1/4, COM W 1/4 COR OF SEC 14, TH S 04 DEG 42' 39" W ALG TH W SEC LN OF SEC 14, 358.04'; TH S 86 DEG 07' 57" E 25' TO POB; TH S 86 DEG 07' 57" 1301.28' TO TH E LN OF NW 1/4 OF SW 1/4 OF SEC; TH S 04 DEG 24' 07" W 348.02' ALNG TH E LN OF TH NW 1/4 OF SW 1/4; TH N 86 DEG 07' 57" W 1303.14'; TH N 04 DEG 42' 29" E 348.04' TO POB. 10.39 A
AND
PARCEL 2R1, PART OF NW 1/4 OF SW 1/4 OF SEC 14 T54N R34W, COM W 1/4 COR OF SEC 14; T ALG W SEC LINE S 04 DEG 42' 29" W 706.08'; TH S 86 DEG 07' 57" E 900.10' TO
***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: AGRICULTURAL-VACAN Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/29/2015 Qual. Ag.

MAP #:

2024 Est TCV 51,166

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 34.110 Acres | | 1,500 | 100 | | 51,166 |
| | | | 34.11 Total Acres | | Total Est. Land Value = | | | 51,166 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 25,583 | 0 | 25,583 | | | 18,802C |
| 2023 | 19,398 | 0 | 19,398 | | | 17,907C |
| 2022 | 17,055 | 0 | 17,055 | | | 17,055S |
| 2021 | 18,144 | 0 | 18,144 | | | 18,144S |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-014-32 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. |
|---|---|---|---|---|---|---|---|---|
| REENDERS-ARENS AUDREY & NI | STEVENS KURT | 14,850 | 07/16/2018 | WD | 03-ARM'S LENGTH | 2018/03420 | DEED | 100.0 |
| PYPKER THOMAS G &TARASOFF | REENDERS-ARENS AUDREY & NI | 26,000 | 05/01/2014 | WD | 03-ARM'S LENGTH | 2014/02297 | DEED | 100.0 |
| WALRAITH RICHARD T & ANITA | PYPKER THOMAS G &TARASOFF | 32,000 | 05/14/2009 | WD | 03-ARM'S LENGTH | 2009/03095 | DEED | 100.0 |
| | | | | | | | | |

Property Address

SUPERIOR RD

Owner's Name/Address

STEVENS KURT
45379 SUPERIOR RD
HOUGHTON MI 49931

Tax Description

SEC 14 T54N R34W
PARCEL 3R1, PART OF NW 1/4 OF SW 1/4 OF SEC 14 T54N R34W, COM W 1/4 COR OF SEC 14; T ALG W SEC LINE S 04 DEG 42' 29" W 706.08'; TH S 86 DEG 07' 57" E 25.0' TO POB; TH S 86 DEG 07' 57" E 425.0', TH S 04 DEG 42' 29" W 225.03'; TH N 86 DEG 07' 57" W 425.0'; TH N 04 DEG 42' 29" E 225.03' TO POB,
SUBJECT TO 40' EASEMENT. 2.19 A
SPLIT ON 08/05/2013 INTO 010-264-014-31 (5.22A), 010-264-014-32 (2.19A);

Comments/Influences

Split/Comb. on 08/05/2013 completed 08/05/2013 LISA OWNER'S REQUEST;
Parent Parcel(s): 010-264-014-30;
Child Parcel(s): 010-264-014-31, 010-264-014-32;
---

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Class: RESIDENTIAL-VACANT Zoning:
School: HOUGHTON-PORTAGE TWP SCHOOLS
P.R.E. 100% 08/20/2018
MAP #:
2024 Est TCV 21,900

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

- 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 |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 2 ACRE | | | 2.19 Acres | | 10000 | 100 | | 21,900 |
| | | | 2.19 Total Acres | | | Total Est. Land Value = | | 21,900 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,950 | 0 | 10,950 | | | 9,427C |
| 2023 | 8,979 | 0 | 8,979 | | | 8,979S |
| 2022 | 8,979 | 0 | 8,979 | | | 8,979S |
| 2021 | 9,855 | 0 | 9,855 | | | 9,855S |

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-015-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| NIEMELA NELS & MERRY | LUOMA ROBERT & WAKEMAN SHA | 59,000 | 07/05/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| | | 30,000 | 10/01/2004 | WD | 03-ARM'S LENGTH | 166:574 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

SUPERIOR RD

Owner's Name/Address

LUOMA ROBERT & WAKEMAN SHANA
20689 HONGISTO RD
CHASSELL MI 49916

Tax Description

P6-14-13A
SEC 14 T54N R34W PRT OF SW 1/4 OF SW 1/4; COM @ SW SEC COR, TH ALG W SEC LN N 04 DEG 54'30" E 407.39'; TH S 88 DEG 27'09" E 371.87'; TH S 30 DEG 54'55" E 482.99' TO S SEC LNTH ALG S SEC LN N 88 DEG 22'47" W 655' TO POB. 5.25 AC M/L 166/574

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 31,063

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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 |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 5.250 Acres | | 5,917 | 100 | | 31,063 |
| | | | 5.25 Total Acres | | Total Est. Land Value = | | | 31,063 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 15,532 | 0 | 15,532 | | | 15,532S |
| 2023 | 12,688 | 0 | 12,688 | | | 11,473C |
| 2022 | 12,688 | 0 | 12,688 | | | 10,927C |
| 2021 | 11,743 | 0 | 11,743 | | | 10,578C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-015-25 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. |
|---|---|---|---|---|---|---|---|---|
| LEWIS SHERRI | LEWIS SHERRI | 0 | 12/18/2009 | QC | 05-CORRECTING TITLE | 2010/00012 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45232 SUPERIOR RD

Owner's Name/Address

LEWIS SHERRI
PO BOX 248
HOUGHTON MI 49931

Tax Description

P6-14-13A1 SEC 14 T54N, R34W PART OF SW 1/4 OF SW 1/4; BEG ON W SEC LINE AT A PT. N 9 DEG 0' E 1033' FROM SW CORNER OF SAID SEC; TH CONT N 9 DEG O' E 300'; TH S 81 DEG 0' E 300'; TH S 9 DEG 0' W 300'; TH N 81 DEG 0' W 300'TO POB. 2.066 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 05/19/1994

MAP #:

2024 Est TCV 145,758 TCV/TFA: 138.03

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 09/22/1992 | 92-317 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| X | Level |
| | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 2.066 Acres | | 9,840 | 100 | | 20,330 |
| | | | 2.07 Total Acres | | | Total Est. Land Value = | | 20,330 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 10,165 | 62,714 | 72,879 | | | 29,257C |
| 2023 | 7,250 | 57,296 | 64,546 | | | 27,864C |
| 2022 | 7,250 | 49,804 | 57,054 | | | 26,538C |
| 2021 | 9,132 | 49,896 | 59,028 | | | 25,691C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1992 | 0 |

Condition: Average

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | X | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| X | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| X | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1056 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**

| | | |
|---|---|---|
| 500 | Recreation | SF |
| | Living | SF |
| 1 | Walkout Doors | (B) |
| | No Floor | SF |
| | Walkout Doors | (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. | |
| | Wood | | Coal | | Steam | |

| | |
|---|---|
| | 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 |
| | Central Air |
| | Wood Furnace |

**(12) Electric**

| | |
|---|---|
| 100 | Amps Service |

**No./Qual. of Fixtures**

| | | | | | |
|---|---|---|---|---|---|
| | Ex. | X | Ord. | | Min |

**No. of Elec. Outlets**

| | | | | | |
|---|---|---|---|---|---|
| | Many | X | Ave. | | Few |

**(13) Plumbing**

| | |
|---|---|
| 1 | Average Fixture(s) |
| | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | Softener, Manual |
| | Solar Water Heat |
| | No Plumbing |
| | Extra Toilet |
| | Extra Sink |
| | Separate Shower |
| | Ceramic Tile Floor |
| | Ceramic Tile Wains |
| | Ceramic Tub Alcove |
| | Vent Fan |

**(14) Water/Sewer**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 29
Floor Area: 1,056
Total Base New : 179,712 E.C.F.
Total Depr Cost: 127,597 X 0.983
Estimated T.C.V: 125,428

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 16 | CPP |
| 176 | Treated Wood |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1992
(11) Heating System: Forced Air w/ Ducts
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 | | |
| | | | Total: | 156,198 | 110,901 |
| Other Additions/Adjustments | | | | | |
| Recreation Room | | | 500 | 9,460 | 6,717 |
| 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 |
| Deck | | | | | |
| Treated Wood | | | 176 | 3,722 | 2,643 |
| Porches | | | | | |
| CPP | | | 16 | 437 | 310 |
| | | | Totals: | 179,712 | 127,597 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 125,428

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-015-50 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. |
|---|---|---|---|---|---|---|---|---|
| | | 5,000 | 06/01/1995 | WD | 03-ARM'S LENGTH | 131:278 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

**Property Address**

45186 SUPERIOR RD

**Owner's Name/Address**

SIKES MICHAEL P & DONNA L
45186 SUPERIOR RD
HOUGHTON MI 49931

**Taxpayer's Name/Address**

SIKES MICHAEL P & DONNA L
45186 SUPERIOR RD
HOUGHTON MI 49931

**Tax Description**

P6-14-13A2 SEC 14 T54N R34W PART OF THE SW 1/4 OF SW 1/4; BEG ON W SEC LN N 9 DEG E 883' FROM SW COR OF SEC TH N 09 DEG E 150'; TH S 81 DEG E 300'; TH S 9 DEG 150'; TH N 81 DEG W 300' TO POB. 1.033 A M/L

**Comments/Influences**

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 03/20/1996

MAP #:

2024 Est TCV 214,312 TCV/TFA: 158.51

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 1.033 Acres | | 12,904 | 100 | | 13,330 |
| | | | 1.03 Total Acres | | Total Est. Land Value = | | | 13,330 |

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

Who When What

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 6,665 | 100,491 | 107,156 | | | 61,619C |
| 2023 | 4,966 | 91,524 | 96,490 | | | 58,685C |
| 2022 | 4,966 | 80,177 | 85,143 | | | 55,891C |
| 2021 | 6,099 | 80,333 | 86,432 | | | 54,106C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: MANUFACTURED

| Yr Built | Remodeled |
|---|---|
| 1995 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| 4 | 1st Floor |
| | 2nd Floor |
| 3 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many | | Large |
| | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| X | Vinyl Sash |
| | Double Hung |
| X | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Metal

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

Doors: | | Solid | X | H.C.

**(5) Floors**

Kitchen: Linoleum
Other: Carpeted
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 1352 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| | Concrete Floor |

**(9) Basement Finish**

| | |
|---|---|
| | Recreation SF |
| | Living SF |
| | Walkout Doors (B) |
| | No Floor SF |
| | Walkout Doors (A) |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| 1 | 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 |

**(15) Fireplaces**

| | |
|---|---|
| | 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 |

Class: CD
Effec. Age: 9
Floor Area: 1,352
Total Base New : 224,682 E.C.F.
Total Depr Cost: 204,458 X 0.983
Estimated T.C.V: 200,982

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 176 | Treated Wood |
| 48 | Treated Wood |
| 48 | Treated Wood |

**(17) Garage**

Year Built: 1995
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: 896
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1995
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 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 | 1,352 | | |
| | | | Total: | 170,142 | 154,829 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 2 Fixture Bath | | | 1 | 2,541 | 2,312 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,453 | 4,052 |
| Water Well, 50 Feet | | | 1 | 2,530 | 2,302 |
| Deck | | | | | |
| Treated Wood | | | 176 | 3,640 | 3,312 |
| Treated Wood | | | 48 | 1,654 | 1,505 |
| Treated Wood | | | 48 | 1,654 | 1,505 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 896 | 30,052 | 27,347 |
| Door Opener | | | 2 | 1,070 | 974 |
| Built-Ins | | | | | |
| Dishwasher | | | 1 | 618 | 562 |
| Vent Fan | | | 1 | 269 | 245 |
| Vented Hood | | | 1 | 473 | 430 |
| Fireplaces | | | | | |
| Exterior 1 Story | | | 1 | 5,586 | 5,083 |
| | | | Totals: | 224,682 | 204,458 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 200,982

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-015-60 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. |
|---|---|---|---|---|---|---|---|---|
| SOMMERFELDT NELSON/CHRISTI | JAEHNIG BENJAMIN & HANNAH | 98,000 | 07/06/2021 | WD | 03-ARM'S LENGTH | 2021/04428 | PROPERTY TRANSFER | 100.0 |
| | | 75,000 | 08/01/2003 | WD | 03-ARM'S LENGTH | 162:81 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

45126 SUPERIOR RD

Owner's Name/Address

JAEHNIG BENJAMIN & HANNAH
45126 SUPERIOR RD
HOUGHTON MI 49931

Tax Description

P6-14-13A3 SEC 14 T54N R34W SW 1/4 OF SW 1/4 EXC: TH W 25' THEREOF & EXC COM ON W SEC LN N 09 DEG E 883' FR SW SEC COR. TH N 09 DEG E 450'; TH N 81 DEG E 300'; TH S 09 DEG W 450'; TH N 81 DEG W 300' TO POB. ALSO EXC COM @ SW SECCOR; TH N 04 DEG 54'30" E 407.39'; TH S 88 DEG 27'09" E 371.87'; TH S 30 DEG 54'55" E 482.99' TO S SEC LN; TH N 88 DEG 22'47" W 655' TO POB. 31.15 AC M/L

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 02/04/2023

MAP #:

2024 Est TCV 225,780 TCV/TFA: 220.49

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| HOUSE | 05/31/2022 | 2022-031-108 | FOUNDATION |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 23.NORTHERN

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RATE 1 | | | 33.150 Acres | | 2,472 | 100 | | 81,945 |
| | | | 33.15 Total Acres | | Total Est. Land Value = | | | 81,945 |

Land Improvement Cost Estimates

| Description | Rate | Size | % Good | Cash Value |
|---|---|---|---|---|
| Wood Frame | 34.33 | 64 | 97 | 2,131 |
| Total Estimated Land Improvements True Cash Value = | | | | 2,131 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 40,973 | 71,917 | 112,890 | | | 101,339C |
| 2023 | 32,520 | 65,496 | 98,016 | 0M | | 0 |
| 2022 | 31,150 | 0 | 31,150 | | 31,150A | 31,150S |
| 2021 | 31,150 | 0 | 31,150 | | | 20,051C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 2022 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| | Basement |
| | 1st Floor |
| | 2nd Floor |
| | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| X | Many Avg. Few | | Large Avg. Small |

| | |
|---|---|
| | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| | Double Glass |
| | Patio Doors |
| | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| | Drywall Paneled | | Plaster Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen:
Other:
Other:

**(6) Ceilings**

**(7) Excavation**

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1024 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:

**(11) Heating/Cooling**

| | | | | | | |
|---|---|---|---|---|---|---|
| X | Gas | | Oil | | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| | 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**

| | |
|---|---|
| | Public Water |
| | Public Sewer |
| 1 | Water Well |
| 1 | 1000 Gal Septic |
| | 2000 Gal Septic |

Lump Sum Items:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 2
Floor Area: 1,024
Total Base New : 147,096 E.C.F.
Total Depr Cost: 144,155 X 0.983
Estimated T.C.V: 141,704

**(16) Porches/Decks**

| Area | Type |
|---|---|
| | |

**(17) Garage**

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2022
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1024 SF Floor Area = 1024 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 | Slab | 1,024 | | |
| | | | Total: | 129,377 | 126,790 |
| Other Additions/Adjustments | | | | | |
| Plumbing | | | | | |
| 3 Fixture Bath | | | 1 | 4,547 | 4,456 |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 4,666 |
| Water Well, 150 Feet | | | 1 | 8,411 | 8,243 |
| | | | Totals: | 147,096 | 144,155 |

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 141,704

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-016-00 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: AGRICULTURAL-VACAN | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 45310 SUPERIOR RD | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 100% 05/19/1994 Qual. Ag. | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| SANTEFORD HENRY S JR & SALLY<br>45310 SUPERIOR RD<br>HOUGHTON MI 49931 | 2024 Est TCV 59,000 | | | | | |

Improved | X | Vacant

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 40.000 Acres | | 1,475 | 100 | | 59,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 59,000 |

Public Improvements

- 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

Tax Description

P6-14-14 SEC 14 T54N R34W SE 1/4 OF SW 1/4. 40 A.

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 07/27/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 29,500 | 0 | 29,500 | | | 8,320C |
| 2023 | 21,400 | 0 | 21,400 | | | 7,924C |
| 2022 | 20,000 | 0 | 20,000 | | | 7,547C |
| 2021 | 20,500 | 0 | 20,500 | | | 7,306C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-017-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | 17,000 | 05/01/1988 | WD | 03-ARM'S LENGTH | 97:591 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HAAPAPURO RD

Owner's Name/Address

MANSER NATHAN & MARLOR KATHRYN
19817 HAAPAPURO RD
HOUGHTON MI 49931

Tax Description

P6-14-15 SEC 14 T54N R34W NE 1/4 OF SE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 40.00 Acres | | 2100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | | Total Est. Land Value = | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 25,416C |
| 2023 | 38,000 | 0 | 38,000 | | | 24,206C |
| 2022 | 38,000 | 0 | 38,000 | | | 23,054C |
| 2021 | 38,800 | 0 | 38,800 | | | 22,318C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-018-00 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. |
|---|---|---|---|---|---|---|---|---|
| KNUUTI WILHO & HELEN | KNUUTI WILHO & HELEN LE ET | 0 | 07/30/2013 | QC | 09-FAMILY | 2013/04434 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HAAPAPURO RD

Owner's Name/Address

KNUUTI HELEN
MONTONATI TONY & COURT DOROTHY; LE
19575 HAAPAPURO RD
HOUGHTON MI 49931

Tax Description

P6-14-16 SEC 14 T54N R34W NW 1/4 OF SE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/15/2020

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | 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

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 40.00 Acres | | 2100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 17,878C |
| 2023 | 38,000 | 0 | 38,000 | | | 17,027C |
| 2022 | 38,000 | 0 | 38,000 | | | 16,217C |
| 2021 | 38,800 | 0 | 38,800 | | | 15,699C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-019-00 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. |
|---|---|---|---|---|---|---|---|---|
| KNUUTI WILHO & HELEN | KNUUTI WILHO & HELEN LE | 0 | 07/30/2013 | QC | 09-FAMILY | 2013/04434 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

HAAPAPURO RD

Owner's Name/Address

KNUUTI HELEN
MONTONATI TONY & COURT DOROTHY; LE
19575 HAAPAPURO RD
HOUGHTON MI 49931

Tax Description

P6-14-17 SEC 14 T54N R34W SW 1/4 OF SE 1/4. 40 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/15/2020

MAP #:

2024 Est TCV 84,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| X | 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 |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 40 + ACRES | | | 40.00 Acres | | 2100 | 100 | | 84,000 |
| | | | 40.00 Total Acres | | Total Est. Land Value = | | | 84,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 42,000 | 0 | 42,000 | | | 17,124C |
| 2023 | 38,000 | 0 | 38,000 | | | 16,309C |
| 2022 | 38,000 | 0 | 38,000 | | | 15,533C |
| 2021 | 38,800 | 0 | 38,800 | | | 15,037C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-264-020-00 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 | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| HOVEL JOSPEH P & MARY E TR | MICHIGAN STATE OF DNR | 439,000 | 12/05/2017 | WD | 21-NOT USED/OTHER | | PROPERTY TRANSFER | 0.0 |
| LAKE SUPERIOR TIMBERLANDS | HOVEL JOSEPH P & MARY E TF | 1 | 09/25/2009 | CD | 03-ARM'S LENGTH | 2009/05916 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

HOVEL JOSEPH P & MARY E TRUST
6063 BAKER LAKE RD
CONOVER WI 54519

Tax Description

P6-14-18 SEC 14 T54N R34W SE 1/4 OF SE 1/4. 40 A. COMMERCIAL FOREST RESERVE. SOLD CONSERVATION EASEMENT TO DNR 2017

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

[ ] Improved [X] Vacant

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * 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 |

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [X] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [X] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [X] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/08/2010 | DATA ENTER |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-265-001-00 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. |
|---|---|---|---|---|---|---|---|---|
| VVQ LAND HOLDINGS LLC | GLM LAND HOLDINGS LLC | 750,000 | 11/10/2017 | WD | 03-ARM'S LENGTH | 2017/5866 | DEED | 100.0 |
| MOYLE THOMAS J & DENISE B | VVQ LAND HOLDINGS LLC | 99 | 12/15/2009 | QC | 19-MULTI PARCEL ARM'S LEN | 2009/07370 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

SUPERIOR LOC RD

Owner's Name/Address

GLM LAND HOLDINGS LLC
PO BOX 393
HOUGHTON MI 49931

Tax Description

P6-15-1 SEC 15 T54N R34W
NE 1/4 160 AC M/L

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 560,000

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| X | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| OFF HWY | | | 80.000 | Acres | 3,000 | 100 | | 240,000 |
| STANDARD COMMERCIAL | | | 80.000 | Acres | 4,000 | 100 | | 320,000 |
| | | 160.00 | Total Acres | | Total Est. Land Value = | | | 560,000 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 280,000 | 0 | 280,000 | | | 185,569C |
| 2023 | 260,000 | 0 | 260,000 | | | 176,733C |
| 2022 | 260,000 | 0 | 260,000 | | | 168,318C |
| 2021 | 260,000 | 0 | 260,000 | | | 162,941C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-265-002-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-IMP | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| SUPERIOR LOC | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| STONE CREEK ACRES INC<br>21701 45TH ST<br>BRISTOL WI 53104 | 2024 Est TCV 25,464 | | | | | |

| | Improved | | Vacant |
|---|---|---|---|
| | | X | |

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

Tax Description

P6-15-3 SEC 15 T54N R34W PART OF NE 1/4 OF NW 1/4 D/F, COM AT NE COR OF NE 1/4 OF NW 1/4 SEC 15, TH RUN S ON N & S C/L OF SEC 15 614', TH W 1212',TH N 70 DEG 44' 45" W 182.20' M/L TO W LINE OF NE 1/4 OF NW 1/4, TH N ON W LINE412', TH E 100', TH N 100', TH W 100',TH N 33.05' TO SEC LINE TH E 1320' TO POB.16 ACRES

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 16.000 Acres | | 1,592 | 100 | | 25,464 |
| | | | 16.00 Total Acres | | Total Est. Land Value = | | | 25,464 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 12,732 | 0 | 12,732 | | | 4,632C |
| 2023 | 12,440 | 0 | 12,440 | | | 4,412C |
| 2022 | 12,500 | 0 | 12,500 | | | 4,202C |
| 2021 | 13,000 | 0 | 13,000 | | | 4,068C |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-265-003-00 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

Owner's Name/Address

ANDREWS JAY R & JENNIFER L
PO BOX 131
PAINESDALE MI 49955

Tax Description

P6-15-4 SEC 15 T54N R34W PART OF NE 1/4 OF NW 1/4 D/F, FROM N 1/4POST OF SEC 15 TH W'LY ALONG SEC LINE N 89 DEG 32' 30" W 1220' TH S 2 DEG 59' 45" E 33.05' TO POB TH S 2 DEG 59' 45" E 100', TH N 89 DEG 32' 30" W 100', TH N 2 DEG 59' 45" W 100', TH S 89 DEG 32' 30" E 100' TO POB EXC MINERAL RIGHTS RESERVED. .25 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 3,250

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |

Who When What

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| ACREAGE PARCELS | | | 0.250 Acres | | 13,000 | 100 | | 3,250 |
| | | | 0.25 Total Acres | | Total Est. Land Value = | | | 3,250 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 1,625 | 0 | 1,625 | | | 1,262C |
| 2023 | 1,202 | 0 | 1,202 | | | 1,202S |
| 2022 | 1,202 | 0 | 1,202 | | | 1,202S |
| 2021 | 1,500 | 0 | 1,500 | | | 1,500S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-265-004-00 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. |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Property Address | Class: TIMBER CUTOVER-VAC | Zoning: | Building Permit(s) | Date | Number | Status |
|---|---|---|---|---|---|---|
| 14TH ST OFF | School: HOUGHTON-PORTAGE TWP SCHOOLS | | | | | |
| | P.R.E. 0% | | | | | |
| Owner's Name/Address | MAP #: | | | | | |
| LAKE SUPERIOR TIMBERLANDS LLC<br>C/O MOLPUS TIMBERLANDS MGT LLC<br>654 NORTH STATES STREET<br>JACKSON MS 39202 | 2024 Est TCV 0 | | | | | |

| | Improved | X | Vacant |
|---|---|---|---|

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RESTRICTED ACCESS | 80 | | 40.000 | Acres | 920 | 100 | | 36,800 |
| | | | 40.00 | Total Acres | Total Est. Land Value = | | | 36,800 |

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 0 | 0 | 0 | | | 0 |
| 2023 | 0 | 0 | 0 | | | 0 |
| 2022 | 0 | 0 | 0 | | | 0 |
| 2021 | 0 | 0 | 0 | | | 0 |

Tax Description

P6-15-5 SEC 15 T54N R34W NW 1/4 OF NW 1/4. 40 A. COMMERCIAL FOREST RESERVE

Comments/Influences

| Who | When | What |
|---|---|---|
| JR | 08/03/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-265-006-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| VVQ LAND HOLDINGS LLC | GLM LAND HOLDINGS LLC | 750,000 | 11/10/2017 | WD | 03-ARM'S LENGTH | 2017/05865 | DEED | 100.0 |
| MOYLE THOMAS J & DENISE B | VVQ LAND HOLDINGS LLC | 99 | 12/15/2009 | QC | 19-MULTI PARCEL ARM'S LEN | 2009/07370 | DEED | 100.0 |
| | | 450,000 | 07/01/2004 | WD | 03-ARM'S LENGTH | 165:484 | DEED | 0.0 |
| | | | | | | | | |

Property Address

Owner's Name/Address

GLM LAND HOLDINGS LLC
PO BOX 393
HOUGHTON MI 49931

Tax Description

P6-15-7 SEC 15 T54N R34W
SW 1/4,
NW 1/4 OF SE 1/4,
S 1/2 OF NW 1/4,
ALSO PART OF NE 1/4 OF SE 1/4 D/F: BEG @ A PT ON E/W C/L OF SEC 15 316.17' W'LY FROM E 1/4 POST OF SEC;
TH S 89°51' W ALG C/L 1082.32' TO W COR OF NE 1/4 OF SE 1/4 OF SEC; TH S 01°51' W ALG W BDRY 876.08'; TH N 51°39' 1415.82' TO POB.
TOTAL ACRES 290.87 AC M/L COMMERCIAL FOREST RESERVE

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| RESTRICTED ACCESS | 80 | | 290.870 Acres | | 900 | 100 | | 261,783 |
| | | | 290.87 Total Acres | | Total Est. Land Value = | | | 261,783 |

| 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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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-265-010-00 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. |
|---|---|---|---|---|---|---|---|---|
| HENDRICKSON ELAINE M & DAV | SUPERIOR LOC LLC | 32,000 | 10/06/2011 | WD | 03-ARM'S LENGTH | 2011/05010 | DEED | 100.0 |
| | | 96 | 06/01/2001 | WD | 03-ARM'S LENGTH | 161:108 | DEED | 0.0 |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

SUPERIOR LOC LLC
PO BOX 393
HOUGHTON MI 49931-0393

Tax Description

P6-15-11
SEC 15 T54N R34W
THAT PART OF NE 1/4 OF SE 1/4 D/F, COM AT SE COR OF NE 1/4 OF SE 1/4 OF SEC 15, TH RUN N ON SEC LINE 439.60', TH N 89 DEG 49' W 1352.20' TO SUB DIV LINE ON W SIDE OF NE 1/4 OF SE 1/4, TH S ON SUB DIV LINE 443.92', TH E 1320' TO POB. 13.54 A.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 52,806

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

| | Improved | X | Vacant |
|---|---|---|---|

| | Public Improvements |
|---|---|
| | 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 |
| X | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH1 | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table 17.ACREAGE N END

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| NEW ACREAG 14 ACRE | | | 13.54 Acres | | 3900 | 100 | | 52,806 |
| | | | 13.54 Total Acres | | Total Est. Land Value = | | | 52,806 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 26,403 | 0 | 26,403 | | | 17,732C |
| 2023 | 19,633 | 0 | 19,633 | | | 16,888C |
| 2022 | 19,633 | 0 | 19,633 | | | 16,084C |
| 2021 | 15,571 | 0 | 15,571 | | | 15,571S |

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-265-012-00 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. |
|---|---|---|---|---|---|---|---|---|
| FRAKI MELVIN D LE & DONALD | JOHNSON PROPETIES LLC | 500,000 | 12/21/2023 | WD | 03-ARM'S LENGTH | | PROPERTY TRANSFER | 100.0 |
| FRAKI MELVIN D. | FRAKI MELVIN D. LE & DONAI | 0 | 04/14/2010 | WD | 09-FAMILY | 2010/02004 | DEED | 0.0 |
| | | 1 | 12/01/2004 | WD | 03-ARM'S LENGTH | 166:1191 | DEED | 0.0 |
| | | | | | | | | |

Property Address

45259 SUPERIOR RD

Owner's Name/Address

JOHNSON PROPETIES LLC
SCOTT JOHNSON LLC
43850 SUPERIOR RD
HOUGHTON MI 49931

Tax Description

P6-15-13 SEC 15 T54N R34W
PART OF SW 1/4 OF SE 1/4
D/F, COM AT NE COR OF SW 1/4 OF SE 1/4 ON THE E & W CL OF SE 1/4 590.51' TH S 51 DEG 39' W 913.52' TO THE N & S CL OF SEC 15, TH S ON CL 756.02' TH E ON SEC LINE 1320' TH N ON SUB-DIV LINE 1320' TO THE POB
AND
TH SE 1/4 OF SE 1/4 EXCEPT THE E 25' OF THE SE 1/4 OF SE 1/4.
75.28 A

Comments/Influences

Class: AGRICULTURAL-IMPRO Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 100% 06/17/1994 Qual. Ag.

MAP #:

2024 Est TCV 278,763 TCV/TFA: 184.37

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

X Improved | Vacant

| | Public Improvements |
|---|---|
| | Dirt Road |
| | Gravel Road |
| X | Paved Road |
| | Storm Sewer |
| | Sidewalk |
| | Water |
| | Sewer |
| X | Electric |
| | Gas |
| | Curb |
| | Street Lights |
| | Standard Utilities |
| | Underground Utils. |

| | Topography of Site |
|---|---|
| | Level |
| X | Rolling |
| | Low |
| | High |
| | Landscaped |
| | Swamp |
| | Wooded |
| | Pond |
| | Waterfront |
| | Ravine |
| | Wetland |
| | Flood Plain |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

Land Value Estimates for Land Table AG.AG LAND

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| AG LAND 10 A OR MORE | | | 75.280 Acres | | 1,341 | 100 | | 100,982 |
| | | | 75.28 Total Acres | | Total Est. Land Value = | | | 100,982 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/ Other | Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | 50,491 | 88,891 | 139,382 | | | 139,382S |
| 2023 | 40,275 | 82,972 | 123,247 | | | 76,150C |
| 2022 | 37,640 | 83,935 | 121,575 | | | 72,524C |
| 2021 | 37,337 | 84,968 | 122,305 | | | 70,208C |

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*** Information herein deemed reliable but not guaranteed***

**Building Type**

| | |
|---|---|
| X | Single Family |
| | Mobile Home |
| | Town Home |
| | Duplex |
| | A-Frame |
| X | Wood Frame |

Building Style: RANCH

| Yr Built | Remodeled |
|---|---|
| 1997 | 0 |

Condition: Good

**Room List**

| | |
|---|---|
| 1 | Basement |
| 5 | 1st Floor |
| | 2nd Floor |
| 2 | Bedrooms |

**(1) Exterior**

| | |
|---|---|
| X | Wood/Shingle |
| | Aluminum/Vinyl |
| | Brick |
| X | Insulation |

**(2) Windows**

| | | | |
|---|---|---|---|
| | Many | | Large |
| X | Avg. | X | Avg. |
| | Few | | Small |

| | |
|---|---|
| X | Wood Sash |
| | Metal Sash |
| | Vinyl Sash |
| | Double Hung |
| | Horiz. Slide |
| | Casement |
| X | Double Glass |
| X | Patio Doors |
| X | Storms & Screens |

**(3) Roof**

| | | | |
|---|---|---|---|
| X | Gable | | Gambrel |
| | Hip | | Mansard |
| | Flat | | Shed |

| | |
|---|---|
| X | Asphalt Shingle |

Chimney: Brick

**(3) Roof (cont.)**

| | |
|---|---|
| | Eavestrough |
| X | Insulation |
| 0 | Front Overhang |
| 0 | Other Overhang |

**(4) Interior**

| | | | |
|---|---|---|---|
| X | Drywall | | Plaster |
| | Paneled | | Wood T&G |

Trim & Decoration

| | | | | | |
|---|---|---|---|---|---|
| | Ex | X | Ord | | Min |

Size of Closets

| | | | | | |
|---|---|---|---|---|---|
| | Lg | X | Ord | | Small |

| | | | | | |
|---|---|---|---|---|---|
| Doors: | | Solid | X | H.C. | |

**(5) Floors**

Kitchen: Vinyl
Other: Carpeted
Other:

**(6) Ceilings**

| | |
|---|---|
| X | Drywall |

**(7) Excavation**

Basement: 1512 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

**(8) Basement**

| | |
|---|---|
| | Conc. Block |
| | Poured Conc. |
| | Stone |
| | Treated Wood |
| X | Concrete Floor |

**(9) Basement Finish**

| | | |
|---|---|---|
| | Recreation | SF |
| | Living | SF |
| | Walkout Doors (B) | |
| | No Floor | SF |
| | Walkout Doors (A) | |

**(10) Floor Support**

Joists:
Unsupported Len:
Cntr.Sup:

**(11) Heating/Cooling**

| | | | | | |
|---|---|---|---|---|---|
| | Gas | | Oil | X | Elec. |
| | Wood | | Coal | | Steam |

| | |
|---|---|
| | 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 |

| | |
|---|---|
| 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**

| | |
|---|---|
| | Average Fixture(s) |
| 1 | 3 Fixture Bath |
| | 2 Fixture Bath |
| | Softener, Auto |
| | 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:

**(15) Built-ins**

| | |
|---|---|
| | Appliance Allow. |
| | Cook Top |
| | Dishwasher |
| | Garbage Disposal |
| | Bath Heater |
| | Vent Fan |
| | Hot Tub |
| | Unvented Hood |
| | Vented Hood |
| | Intercom |
| | Jacuzzi Tub |
| | Jacuzzi repl.Tub |
| | Oven |
| | Microwave |
| | Standard Range |
| | Self Clean Range |
| | Sauna |
| | Trash Compactor |
| | Central Vacuum |
| | Security System |

**(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 |

Class: C
Effec. Age: 21
Floor Area: 1,512
Total Base New : 270,479 E.C.F.
Total Depr Cost: 213,679 X 0.832
Estimated T.C.V: 177,781

**(16) Porches/Decks**

| Area | Type |
|---|---|
| 64 | Treated Wood |
| 136 | Treated Wood |
| 384 | Treated Wood |

**(17) Garage**

Year Built: 1997
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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1997
(11) Heating System: Forced Air w/ Ducts , Air Conditioning
Ground Area = 1512 SF Floor Area = 1512 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 | 1,512 | | |
| | | | Total: | 225,066 | 177,804 |
| Other Additions/Adjustments | | | | | |
| Water/Sewer | | | | | |
| 1000 Gal Septic | | | 1 | 4,761 | 3,761 |
| Water Well, 50 Feet | | | 1 | 2,629 | 2,077 |
| Deck | | | | | |
| Treated Wood | | | 64 | 1,983 | 1,567 |
| Treated Wood | | | 136 | 3,150 | 2,488 |
| Treated Wood | | | 384 | 6,217 | 4,911 |
| Garages | | | | | |
| Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) | | | | | |
| Base Cost | | | 720 | 25,603 | 20,226 |
| Door Opener | | | 2 | 1,070 | 845 |
| | | | Totals: | 270,479 | 213,679 |

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 177,781

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 010-265-013-00 Jurisdiction: PORTAGE TOWNSHIP County: HOUGHTON Printed on 03/26/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|---|---|---|---|---|---|---|---|
| VVQ LAND HOLDINGS LLC | GLM LAND HOLDINGS LLC | 750,000 | 11/10/2017 | WD | 03-ARM'S LENGTH | 2017/05866 | DEED | 100.0 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Property Address

Owner's Name/Address

GLM LAND HOLDINGS LLC
PO BOX 393
HOUGHTON MI 49931

Tax Description

SEC 15 T54N R34W
A PARC OF LAND IN SW 1/4 OF SE 1/4
D/F: COM AT NW COR OF SW 1/4 OF SE 1/4; TH E'LY ALG N LINE OF SW 1/4 OF SE 1/4 729.49'; TH S 51°39' W 913.52' TO W LINE OF SW 1/4 OF SE 1/4; TH N'LY ALG W LINE 563.98' TO POB. 4.72 AC M/L.

Comments/Influences

Class: TIMBER CUTOVER-VAC Zoning:

School: HOUGHTON-PORTAGE TWP SCHOOLS

P.R.E. 0%

MAP #:

2024 Est TCV 0

| Building Permit(s) | Date | Number | Status |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table FORST.501 & 502

| Description | Frontage | Depth | * Factors * Front | Depth | Rate | %Adj. | Reason | Value |
|---|---|---|---|---|---|---|---|---|
| STANDARD 20+ | | | 4.720 | Acres | 5,339 | 100 | | 25,200 |
| | | | 4.72 | Total Acres | | Total Est. Land Value = | | 25,200 |

| Who | When | What |
|---|---|---|
| JR | 08/02/2010 | INSPECTED |
| TH | 11/11/2010 | DATA ENTER |

| 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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*** Information herein deemed reliable but not guaranteed***